State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Terri D. Jackson
Affiant

Davidson County DEEDWARR
Recvd: 07/27/07 10:15 2 pgs
Fees:13.00 Taxes:684.50
20070727-0089291

Subscribed and sworn to before me, this 25th day of July, 2007.

Pam McBroom
Notary Public:

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY PAM McBROOM My Commission Expires May 22, 2010

WARRANTY DEED

Name and Address of New Owner:
James Christian York and Eriko York
302 Lynn Drive
Nashville, TN 37211

Send Tax Bills To:
Same as Owner

Map/Parcel Number:
14702000600

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Hazel R. Abernethy**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Christian York and wife, Eriko York**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 356 on the Plan of Section III, Caldwell Hall, of record in Book 2900, page 131, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to C. J. Abernethy and wife, Hazel R. Abernethy, by Warranty Deed from Alan R. Harris, unmarried, dated October 28, 1988, recorded October 31, 1988, in Book 7690, Page 500, Register's Office for Davidson County, Tennessee.

C. J. Abernethy having since died on December 2, 2005.

Taxes and assessments for the year 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 2900, Page 131, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Record Book 3164, Page 222, Register's Office for Davidson County, Tennessee.

2007 Davidson County taxes a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 302 Lynn Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 25th day of July, 2007.

Hazel R. Abernethy

State of Tennessee)
County of Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Hazel R. Abernethy**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of July, 2007.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075

