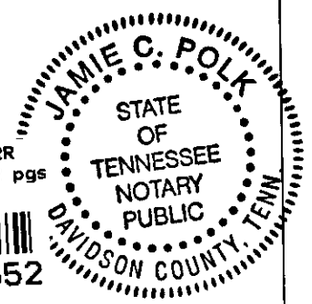
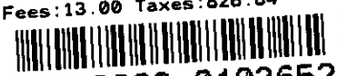
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 08/29/07 11:20 2 pgs
Fees:13.00 Taxes:826.64



20070829-0103652

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 223,415.00

Ann Grummert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/7/11

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ann Grummert	New Owner	Parcel ID:
P.O. Box 293060		08505001500
Nashville, TN 37229-3060		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Thomas H. Yeargan and wife, Janice Yeargan

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ann Grummert

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 126 on the plan of Lincoya Hills, Section Three, as of record in Book 2330, Page 29, Register's Office for said County.

Said Lot No. 126 fronts 240.28 feet on the easterly side of Knobview Drive, and extends back 199.85 feet on the southerly line and 186.6 feet on the northerly line, to a dead line, measuring 240.1 feet thereon.

BEING the same property conveyed to Thomas H. Yeargan and wife, Janice Yeargan by deed from Scott E. Martin, of record in Instrument 20070618-0072598, dated June 5, 2007, Register's Office for said County.

This conveyance is subject to: (1) 2007 county taxes, which have been prorated and assumed by the Grantees and (2) all matters appearing on the plat of record in Book 2330, page 29, Register's Office for saic County.

This conveyance is subject to Restrictive Covenants of record in Book 2134, page 571, Book 2392, page 435, Book 2397, page 633, and Book 2399, page 354, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3006 Knobview Drive, Nashville, TN 37214

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, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of August, 2007.

Thomas H. Yeargan

Janice Yeargan

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas H. Yeargan and Janice Yeargan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.