THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26928-08-2007** **Record & Return To:** **Realty Title** **3815 Cleghorn Avenue, SUite 102** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $174,000.00. Affiant Subscribed and sworn to before me this 24th day of August, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Jimmie Kelly, III Hiltrude E. Kelly 8009 Sawyer Brown Road Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 128140094.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Corey Yerbich and wife, Karen Yerbich,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jimmie Kelly, III and Hiltrude E. Kelly, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8009 Sawyer Brown Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of August, 2007.

Corey Yerbich

Karen Yerbich

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Corey Yerbich and Karen Yerbich,** 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, at office, this 24th day of August, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 08/31/07 09:28 2 pgs
Fees:13.00 Taxes:643.80

20070831-0104779

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section 1 Stacy Square as of record in Plat Book 3842, page 134, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Corey Yerbich and wife, Karen Yerbich by deed dated August 20, 2001 from Jason C. Newman and wife, Jennifer R. Newman of record in Instrument No. 20010827-0092579, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 3842, page 134, Register's Office for Davidson County, Tennessee.
3. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7803, page 686, Register's Office for Davidson County, Tennessee.