RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 04/03/08 14:22 2 pgs
Fees:13.00 Taxes:460.65
20080403-0033930

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00.

Gail Dougherty
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2008.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GAIL DOUGHERTY 421 Safford View Drive Antioch, Tennessee 37013	Same as new owner	MAP 150-05-0-230.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FOUR THOUSAND FIVE HUNDRED AND NO/100 ($124,500.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **KENNETH H. YEARICK, married, by and through his lawful attorney-in-fact, MARY LEE YEARICK,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **GAIL DOUGHERTY, a single woman,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Cherry Hills, Section 5, of record in Plat Book 4300, Page 156, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Kenneth H. Yearick by Warranty Deed dated October 30, 1992 from John G. Trageser and wife, Barbara A. Brown Trageser, of record in Book 8775, page 276, Register's Office for Davidson County, Tennessee.
>
> This is improved property known and designated as 421 Stafford View Drive, Antioch, Tennessee 37013.
>
> This conveyance is made subject to all matters shown on plat of record in Plat Book 4300, Page 156; to any and all restrictive covenants and/or easements of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2008 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

I, **MARY LEE YEARICK,** wife of the aforesaid **KENNETH H. YEARICK,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property as the wife of the aforesaid **KENNETH H. YEARICK.**

WITNESS OUR HANDS, this the 28th day of March, 2008.

KENNETH H. YEARICK

BY: _____
MARY LEE YEARICK, Attorney-in-Fact

MARY LEE YEARICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mary Lee Yearick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of March, 2008.

Notary Public

My commission expires: 9/25/10

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of March, 2008, before me, appeared Mary Lee Yearick, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Kenneth H. Yearick, and that said instrument was signed in behalf of the said Kenneth H. Yearick by herself as his attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9/25/10

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.