PREPARED BY (AND RETURN TO):


*WILKINS & IVEY*

*Attorneys at Law*

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*Nashville, Tennessee 37205*

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Davidson County DEEDWARR
Recvd: 06/03/08 13:04 2 pgs
Fees:13.00 Taxes:1191.40

20080603-0056536



Christy Wilkins Ivey

*Percy Wilkins, Jr. (of Counsel)*


W & I Ref:(db) Title No: 49308
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Robert B. Yates<br>Nicole M. Yates<br>144 Kenner Avenue<br>Nashville, Tennessee 37205 | Fifth Third Mortgage Company<br>5050 Kingsley Drive<br>MD 1MOB3A<br>Cincinnati, Ohio 45263 |

**TAX MAP-PARCEL NUMBERS:** 11603007000

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$322,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher C. McCullough and spouse, Amy P. McCullough,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Robert B. Yates and spouse, Nicole M. Yates** hereinafter called the **Grantee**, Grantee's 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 the south ½ of Lot No. 15 on the Map of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for said County.

SAID part of said lot fronts 50 feet on the easterly side of Kenner Avenue and runs back between lines, 209 feet on the north line and 205.75 feet, more or less, on the south line, to a dead line on which it measures 50.08 feet, more or less. Together with and subject to easements for driveway purposes of record in Book 4330, Page 378 and Book 9685, Page 519, said Register's Office.

BEING the same property conveyed to Christopher C. McCullough and wife, Amy P. McCullough by warranty deed from Albert H. Johnson, III and wife, Lisa Johnson dated April 29, 2005 and recorded on May 2, 2005 of record in Document No. 20050502-0048324 Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All matters shown on the Plan of record in Book 421, Page 100;Easements for driveway purposes of record in Book 4330, Page 378 and Book 9685, Page 519, said Register's Office.

**This is improved property, known as: 144 Kenner Avenue, Nashville, Tennessee 37205.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 29th day of May, 2008.

Christopher C. McCullough

Amy P. McCullough

**State of** TENNESSEE
**County of** DAVIDSON

On this 29th day of May, 2008, before me the undersigned authority, personally appeared Christopher C. McCullough and Amy P. McCullough , to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $322,000.00.

Affiant

Sworn and subscribed before me this the 29th day of May, 2008.

Notary Public

My Commission Expires: 3-20-2010

DEBORAH K. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.