PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS. 109 WESTPARK DRIVE, SUTIE 330 BRENTWOOD, TN 37027

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

Davidson County DEEDWARR
Recvd: 08/22/08 10:41 2 pg
Fees:13.00 Taxes:665.63

20080822-0086476

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(GJ) Title No: 49507
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Paul Raymond Welch Megan G. Breton 2204 Crestline Drive Nashville, Tennessee 37214	New Owner

TAX MAP-PARCEL NUMBERS: 08414004900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$179,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michelle Leanne Yearwood Coode, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul Raymond Welch and spouse, Megan G. Breton** 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 Lot No. 15 on the Plan of Donelson Meadows of record in Book 1835, page 35, Register's Office for said County.

Said Lot No. 15 fronts 55.0 feet on the northerly margin of Crestline Drive and extends back 238.2 feet on the easterly line and 291.9 feet on the westerly line to a dead line in the rear, measuring 152.3 feet thereon.

Being the same property conveyed to Ronald O. Yearwood and wife, Kim Yearwood by warranty deed from Robert N. Bryson and wife, Billy N, Bryson, dated July 25, 1961 and recorded on July 26, 1961 of record in Book 3253, page 475, Register's Office for Davidson County, Tennessee. The said Ronald O. Yearwood has since died. By Quitclaim Deed dated June 7, 2004 and recorded on July 7, 2004 of record in Doc. No. 20040707-0080541, Kim Yearwood, widow of Ronald O. Yearwood conveyed subject property to Michelle Leanne Yearwood. By Correction Quitclaim Deed, dated Dec. 1, 2005 and recorded on May 8, 2006 of record in Doc. No. 20060508-0053259, said Register's Office, Ione Kimbrell Larsen Yearwood, widow of Ronald O. Yearwood conveyed subject property to Ronald Emerson Yearwood, Joanna Gail Yearwood Hearington and Michelle Leanne Yearwood, as tenenat in common. By Quitclaim Deed dated Dec. 2, 2005 and recorded on May 8, 2006 of record in Doc. No. 20060508-0053260, said Register's Office, Ronald Emerson Yearwood and Joanna Gail Yearwood Hearington conveyed their interest in subject property to Michelle Leanne Yearwood. Michelle Leanne Yearwood is now known as Michelle Leanne Yearwood Coode.

James Coode, spouse of Michelle Leanne Yearwood Coode, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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; The Plan, with Owner's Certificate, of record in Book 1835, page 35, said Register's Office, which Plan shows 40 minimum building set back line from Crestline Drive and a 20 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 2204 Crestline Drive, Nashville, Tennessee 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 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 18th day of August, 2008.

Michelle Leanne Yearwood Coode **James Coode**

State of TENNESSEE
County of DAVIDSON

On this 18th day of August, 2008 , before me the undersigned authority, personally appeared Michelle Leanne Yearwood Coode and James Coode, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) 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 Commissior 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 $179,900.00

Affiant

Sworn and subscribed before me this the 18th day of August, 2008

Notary Public

My Commission Expires: 11/22/10

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY