WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/08 11:54 2 pgs
Fees:13.00 Taxes:888.00

20080902-0089530

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF AUGUST, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-20-2010

DEBORAH H. MERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02781 SNYDER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Revenge Trust	same	10514026100
2401 White Avenue		
Nashville, TN 37204		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANDREW HANNIBAL YAMHURE, AND WIFE, PAULA C. YAMHURE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

REVENGE TRUST

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2401 White Avenue, Nashville, TN 37204

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 my hand on the 28th day of August, 2008.

Andrew Hannibal Yamhure by Paula C. Yamhure, attorney-in-fact

Paula C. Yamhure

STATE OF TENNESSEE
COUNTY OF Davidson

On the 28th day of August, 2008, before me personally appeared Paula C. Yamhure to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Andrew Hannibal Yamhure and acknowledged that she executed the same as the free act and deed of said Andrew Hannibal Yamhure.

Witness my hand and official seal at ~~Franklin,~~ Nashville Tennessee

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires July 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 88 ON THE MAP OF GEORGE I. WADDEY'S SUBDIVISION OF WESTWOOD, AS OF RECORD IN BOOK 332, PAGE 99, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 88 FRONTS 50 FEET ON THE WESTERLY SIDE OF 6TH AVENUE SOUTH (NOW WHITE AVENUE) AND EXTENDS BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY, UPON WHICH IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO ANDREW HANNIBAL YAMHURE, A MARRIED PERSON BY WARRANTY DEED FROM DAVID BURCH WOOD, RECORDED ON THE 25TH DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050825-0101964, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE..

Paula C. Yamhure, spouce of Andrew Hannibal Yamhure, joins in this convyance solely to convey any and all marital interest she may have in subject property.

THIS conveyance is subject to:

1. County of Davidson taxes for the year 2008 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF GEORGE I. WADDEY'S SUBDIVISION OF WESTWOOD, as recorded in Plat Book 332, Page(s) 99, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Rights of tenants in possession under unrecorded leases.

This instrument is being executed in behalf of Andrew Hannibal Yamhure pursuant to a power of attorney executed by the same on the 08/09/2008, and being filed for in Instrument # 20080902000895 29, Register's Office for Davidson County, Tennessee.

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, Paula C. Yamhure, the bargainor(s), 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 at ~~Franklin~~ Nashville, Tennessee, this 28th day of August, 2008.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 3, 2012

file # 08-02781 SNYDER