WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2011

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Patrick Calvert	Bank of America, N.A.	Parcel ID:
228 Bermuda Drive	840 Crescent Center Dr.; #460	08414013500
Nashville, TN 37214-2034	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Clyde Allen Yates, III and wife, Ruth Ann Yates

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Patrick Calvert and Christina R. Calvert, husband and wife
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 16 on the Plan of Donelson Meadows, Section II, of record in Book 2133, Pages 100 and 101, and as corrected by Instrument of record in Book 3402, Page 453, both in Register's Office for said County.

Said Lot No. 16 fronts 96.32 feet on the southwesterly side of Bermuda Drive and extends back 233.9 feet on the southeasterly line and 241.5 feet to the northwesterly line to a dead line in the rear on which it measures 96.5 feet.

Being the same property conveyed to Clyde Allen Yates, III and wife, Ruth Ann Yates by deed from Percy L. Carlton and wife, Jane B. Carlton, of record in Book 5124, Page 206, dated March 14, 1977, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2283, Page 261, Register's Office for said County.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2133, Pages 100 and 101 and as corrected in Book 3402, Page 453, said Register's Office.

The signature of Ruth Ann Yates is signed by her duly appointed Attorney-in-Fact, Clyde Allen Yates, III, pursuant to the Power of Attorney of record in Instrument 20110331-0024752, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 228 Bermuda Drive, Nashville, TN 37214-2034

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

BILL GARRETT, Davidson County
Trans:T20110018818 DEEDWARR
Recvd: 03/31/11 12:18 2 pgs
Fees:13.00 Taxes:407.00
20110331-0024753

Witness our hands this 29 day of March, 2011.

Clyde Allen Yates III
Clyde Allen Yates, III

Ruth Ann Yates
Ruth Ann Yates by Clyde Allen Yates, III
Attorney in Fact
By Clyde Allen Yates III Attorney in Fact

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 Clyde Allen Yates, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 2011.

My commission expires: 11/7/12

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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, Clyde Allen Yates, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Ruth Ann Yates as her Attorney in Fact as the free act and deed of the within named Ruth Ann Yates.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 2011.

My commission expires: 11/7/12

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.