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BOOK 5996 PAGE 883

H 27629

FORM NO. WD-1

QUITCLAIM DEED

IDENTIF. REFERENCE

JAN 24 12 50 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 19 83

Notary Public

MY COMMISSION EXPIRES: 4/17/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Young et ux (NAME)	same (NAME)	94-1
2719 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P. 18
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, I, ALAN L. SATURN, Trustee with full power to mortgage, sell, convey and encumber without joinder of third party beneficiary,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William B. Young and wife Ruth Juanita Young

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:

A parcel of land in Davidson County, Tennessee, more particularly described as follows, according to a survey dated January 1, 1978, by Southern Land Associates, Inc.

BEGINNING at an iron pin in the northeasterly corner of the R. J. Baltz Jr., property at the south right of way of Lebanon Pike; thence South 69° 38' 00" East 32.00 feet to an iron pin found; thence South 05° 12' 00" West 209.00 feet to an iron pin found; thence North 69° 38' 00" West 82.00 feet to a broken concrete monument; thence North 05° 12' 00" East 209.00 feet to an iron pin (formerly a hub and tack found) and the point of beginning.

BEING the same property conveyed to Alan L. Saturn, Trustee, with full power to mortgage, sell, convey and encumber without joinder of third party beneficiary, by deed from Founders Security Life Insurance Company, of record in Book 5374, page 764, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE TO VEST TITLE IN THE ACTUAL OWNERS.

unimproved ( )
This is improved (XX) property, known as 2819 Lebanon Road Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 seised 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.

Witness my hand this 13th day of January, 19 83

ALAN L. SATURN, Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named I, ALAN L. SATURN, Trustee, with full power to mortgage, sell, convey and encumber without joinder of third party beneficiary,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of January 1983.

Commission expires 7/17/83

Betty D. Thomason
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Feb. Book 12

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238
Phone: 259-3666