PROBATE MASTER AND DEPUTY CLERK'S DEED

This Instrument Prepared By:

SCHULMAN, LEROY & BENNETT, P.C.
501 Union Building, Suite 701
P. O. Box 2707
Nashville, Tennessee 37219
Telephone 615/244-6670

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
David Van Young 1512 Woodlawn Drive Nashville TN 37215	S A M E	Parcel 94 Map 31

BOOK 6499 PAGE 121

R E C I T A L S:

In the Probate Court for Davidson County, Tennessee a Decree was entered on the 14th day of February, 1985, in the cause of James Ray Ervin vs. Shirley Proctor, et al, Civil Action No. 74997, authorizing and commanding me, DAN R. ALEXANDER, Probate Master and Deputy Clerk to make to DAVID VAN YOUNG and wife, CANDICE YOUNG, (hereinafter referred to as Grantee), a deed for a tract of land sold to him by order of the Probate Court in said cause being the property held by the Heirs of Leonard Albert Owens upon the terms of the contract of sale executed by Grantee herein being fulfilled. The Grantee has paid in cash the sum of Twelve Thousand Dollars ($12,000.00) in accordance with the terms of said contract.

Now, Therefore, in consideration of the premises, I, Dan R. Alexander, Probate Master and Deputy Clerk of the Probate Court of Davidson County, Tennessee, by virtue of the power and authority conferred upon me by the above-mentioned decree do by this deed grant, convey, transfer, and assign unto the said Grantee his heirs and assigns forever, all the right, title, and interest of all parties to the suit, namely, all the Heirs of Leonard Albert Owens in and to the following described tract of land and every part and parcel thereof with the appurtenances as indivisible herein in fee simple forever:

Land in the 10th Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated December 4, 1984, as follows:

BEGINNING at an iron pin set in the easterly margin of Frontage Road, a corner to E. W. Kresse, and being the most southwest corner of this tract; thence, with the margin of said road for the next four calls as follows: N 1 deg. 54 min. 51 sec. E 213.61 feet to a concrete monument; thence, N 7 deg. 21 min. 07 sec. E 105.52 feet to a point; thence with a curve to the left having a central angle of 35 deg. 00 min. a radius of 812.62 feet, and an arc length of 503.50 feet to a point; thence N 31 deg. 11 min. 56 sec. W 83.88 feet to an iron pin set in the margin of said road, corner to Glenn Mowery; thence, leaving said road and with the line of said Mowery, N 81 deg. 02 min. 47 sec. E 407.18 feet to an existing iron pipe, corner to said Mowery; thence, S 5 deg. 34 min. 38 sec. E 887.79 feet to a large Cedar tree, corner to said Kresse; thence, with the line of said Kresse, S 81 deg. 55 min. 17 sec. W 332.58 feet to the beginning, containing 6.277 acres, more or less.

BEING a part the same property conveyed to Leonard Albert Owens and wife, Miriam Ivy Owens, by deed from Oscar Godwin, of record in Book 1260, at Page 679, Register's Office for Davidson County, Tennessee. The said parties having since died. The said Miriam Ivy Owens having predeceased Leonard Albert Owens. Said property being the same as inherited by the heirs at law of Leonard Albert Owens as set forth in the order of the Probate Court of Davidson County, Tennessee in the cause of James Ray Ervin vs. Shirley Proctor, et al, Civil Action No. 74997 entered February 14, 1985.

This deed is subject to the decree of February 14, 1985 becoming final without appeal or subsequent modification and subject to the taxes for 1985 which are a lien but not yet due and payable and which the Grantee herein agrees to assume and pay.

IN WITNESS WHEREOF, the Probate Master and Deputy Clerk has caused his seal to be affixed hereto on the 22nd day of February, 1985.

Dan R. Alexander
Probate Master and Deputy Clerk
Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6493 PAGE 123

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of February, 1985.

Notary Public

My Commission Expires:
9-1-85

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Jean Hart, a Notary Public, in and for said County and State, the within named Dan R. Alexander, Probate Master, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within deed for the purpose therein contained.

Witness my hand and official seal this the 22nd day of February 19 85.

My Commission Expires: October 20. 1985

I.D. 52911

T. IDENTIF. REFERENCE

FEB 26 8 54 AM '85

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

$11.50

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6499 PAGE 124

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

12000.00- CAMT.
31.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 40.70-
3855A02/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.8529 I

IDENTIF. REFERENCE

Feb 26 8 54 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111173