BOOK 6989 PAGE 650 Box 7

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$55,500.00 Howard R Lyerly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 1986.

Notary Public

MY COMMISSION EXPIRES: 4-9-87
(AFFIX SEAL)

File # 18911
Loan # 062174-0

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| GERALDINE YOUNG (NAME) | CityFed Mortgage Company (NAME) | MAP 49-15 |
| 711 Flint Ridge Drive (STREET ADDRESS OR ROUTE NUMBER) | 125 Belmont Drive (STREET ADDRESS) | PAR 124 |
| Whites Creek, TN 37189 (CITY) (STATE) (P.O. ZIP) | Somerset, New Jersey 08873 (CITY) (STATE) (ZIP) | N/A |

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 JAMES ROUSSEL and wife, SAMMY C. ROUSSEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALDINE YOUNG and THOMAS P. YOUNG, Both Unmarried

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. 23-B Zone Lot Division of Lots 22 and 23, Deer Meadows, Phase II, as of record in Book 6250, page 800, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James Roussel, by deed from George T. Hicks and James D. Gillespie, of record in Book 6503, page 235, Register's Office for Davidson County, Tennessee.

SAMMY C. ROUSSEL joins in this deed as the wife of JAMES ROUSSEL to convey her marital rights in subject property.

45936

IDENTIFICATION REFERENCE

SEP 24 2 53 PM '86

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 711 Flint Ridge Drive, Whites Crek, TN 37189
(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 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.

Witness their hand this 19th day of September, 1986

JAMES ROUSSEL

SAMMY C. ROUSSEL

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**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES ROUSSEL and wife, SAMMY C. ROUSSEL

the bargainors, 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 Nashville, Tennessee, this 19th day of September, 19 86.

Commission Expires 4-19-87

Notary Public

**STATE OF TENNESSEE**
**Davidson County**

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JAMES ROUSSEL

TO

GERALDINE YOUNG

THOMAS P. YOUNG

Saturn & Mazer, Attorneys
Row 1
Box 7

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

55500.00 CAMT
155.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 161.90-
631 BA 09/24/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

45936

IDENTIFICATION REFERENCE

SEP 24 2 53 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No. 299038**