THIS INSTRUMENT PREPARED BY:
Andrew B. Gibson, Jr.
Suite 202, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

BOOK 7001 PAGE 629

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00

George L Youngkins
AFFIANT

Subscribed and sworn to before me this 3rd day of October, 1986.

NOTARY PUBLIC

My Commission Expires: 11/9/87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

49981

IDENTIFICATION REFERENCE

Oct 6 3 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$ 0.50

WARRANTY DEED

ADDRESS OF NEW OWNER:
George L. Youngkins and wife,
Jeanne M. Youngkins
359 Huntington Ridge Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
359 Huntington Ridge Drive
Nashville, Tennessee 37211

Map and Parcel No:
Part of 146-16-202;
6DU 36740

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged;

WE, JOSEPH LESTER DUDNEY, and wife, DORIS TAYLOR DUDNEY, have bargained and sold, and by these presents do transfer and convey to GEORGE L. YOUNGKINS and wife, JEANNE M. YOUNGKINS, the GRANTEES herein, their heirs and assigns forever, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 2 of Brentwood Hall Subdivision, Section 14, and being resubdivision of Lot 1042, as of record in Book 6200, page 469, R.O.D.C., Tennessee, and described as follows:

Beginning on an iron pin located in the southerly R.O.W. margin of Manley Drive and 295.1 feet from the centerline of Rochelle Drive; thence with said R.O.W. margin N 85 deg. 50' 27" E. 90.0 feet to an iron pin; thence S 3 deg. 21' 27" E 209.3 feet to an iron pin; thence S 84 deg. 01' 12" W 116.0 feet to an iron pin; thence N 5 deg. 10' 26" E 165.22 feet to an iron pin; thence N 1 deg. 46' 49" E 50.0 feet to the point of beginning.

Being a part of the same property conveyed to Joseph Lester Dudney and wife Doris Taylor Dudney by deed from Grover H. Cole and wife Eleanor A. Cole of record in Book 4114, page 921, Register's Office for Davidson County, Tennessee.

This property is subject to:

1. Restrictive covenants contained in an instrument of record in Book 2905, page 287, and Book 2396, page 523, Register's Office of Davidson County, Tennessee.

2. The Plan of record in Book 6200, page 469, said Register's Office, which shows an Owner's Certificate, two easements for public utility and drainage purposes along the rear line of said lot, 10 foot and 20 foot respectively, and a 2.5 x 20 foot utility anchor easement located at the northeast corner of said lot.

3. Easement for pole, anchor and guy granted Southern Bell Telephone and Telegraph Company, of record in Book 2995, page 188, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewers and/or storm drainage of record in Book 5166, page 790, said Register's Office.

THIS IS UNIMPROVED PROPERTY LOCATED ON Manley Drive, Nashville, Tennessee 37220.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto to the said Grantees, their heirs, successors 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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to easements and covenants of record in Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, JOSEPH LESTER DUDNEY, and wife, DORIS TAYLOR DUDNEY, have hereunto set their hands on this 3rd day of October, 1986.

Joseph Lester Dudney
JOSEPH LESTER DUDNEY

Doris Taylor Dudney
DORIS TAYLOR DUDNEY

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 JOSEPH LESTER DUDNEY, and wife, DORIS TAYLOR DUDNEY, 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 3rd day of October, 1986.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

11-1-87

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

RECEIVED OF _____

FOR _____

BOOK 7001 PAGE 632

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

25000.00- CAPT.
70.00 CSTAX
.50 PRFE
9.00 WDEED
CHECK 79.50-
093|A|10/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49981

IDENTIFICATION REFERENCE

Oct 6 3 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 303537