BOOK 9604 PG 714 BOX 17

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

John C. Moulton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 19 95

NOTARY PUBLIC Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John C. Moulton (NAME) | Same (NAME) | MAP 34-9 |
| 1045 Hunts Lane (ADDRESS) | (NAME) | PARCELS 78 & 79 |
| Hendersonville, TN 37075 (CITY) (STATE) (ZIP) | (ADDRESS) (CITY) (STATE) (ZIP) | |

FOR AND 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, Mary Marie Bush Younger, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Moulton

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 certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. (7) seven in Block A of the plan of Edenwold City as of record in Book 421, page 123, Register's Office of Davidson County, Tennessee. Said Lot fronts 25 feet on the South side of Parmer Avenue (now Edenwold Road) and extends back between parallel lines 110 feet to an alley.

Being Lot Nos. 8 and 9 of Block "A" on the Map of Edenwold City, as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee. Said Lot Nos. 8 and 9 front together 50 feet on the southerly side of Parmer Avenue (now Edenwold Road) and run back between parallel lines, 110 feet to an alley.

Being Lot No. 10 of Block "A" on the plat of Edenwold City, as of record in Book 421, page 123, Register's Office for said County. Said Lot No. 10 fronts 25 feet on the southerly side of Parmer Avenue (now Edenwold Road), and runs back between parallel lines, 110 feet to an alley.

(Lot 7) Being the same property conveyed to John D. Younger and wife, Mary M. Younger by deed from Charles T. Morrison of record in Book 2803, page 97, and to Mary Marie Bush Younger from John Denton Younger by divorce decree of record in Book 4019, page 527, Register's Office for Davidson County, TN.

(Lots 8 & 9) Being the same property conveyed to John D. Younger and wife, Mary Marie Younger by deed from Yolande R. Wiener of record in Book 1469, page 490, and to Mary Marie Bush Younger from John Denton Younger by divorce decree of record in Book 4019, page 527, Register's Office for Davidson County,

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 112 Edenwold Road, Madison, TN 37115
(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 my hand this 24th day of February 19 95

Mary Marie Bush Younger
David D. Younger POA

Mary Marie Bush Younger
by David D. Younger
by Power of Attorney of record in Book 9595, page 202
Register's Office for Davidson County, TN

BOOK 9604 PG 715

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On February 24, 1995 before me personally appeared David D. Younger to me known to be the person who executed the foregoing instrument in behalf of Mary Marie Bush Younger and acknowledged that he executed same as the free act and deed of said Mary Marie Bush Younger for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 1995.

LAURIA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
11/20/97

Laura A. Beasley
Notary Public

Legal Description Continuation:

(Lot 10) Being the same property conveyed to John D. Younger and wife, Mary Marie Younger by deed from James C. O'Saile and wife, Rubye Marie O'Saile of record in Book 1540, page 254, and to Mary Marie Bush Younger from John Denton Younger by divorce decree of record in Book 4019, page 527, Register's Office for Davidson County, Tennessee.

Mary N. Younger, Mary Marie Younger and Mary Marie Bush Younger are all one and the same peson.

John D. Younger and John Denton Younger are one and the same person.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1995 are prorated and assumed by the Grantee herein.

The legal descriptions are the same as the previous deeds of record.

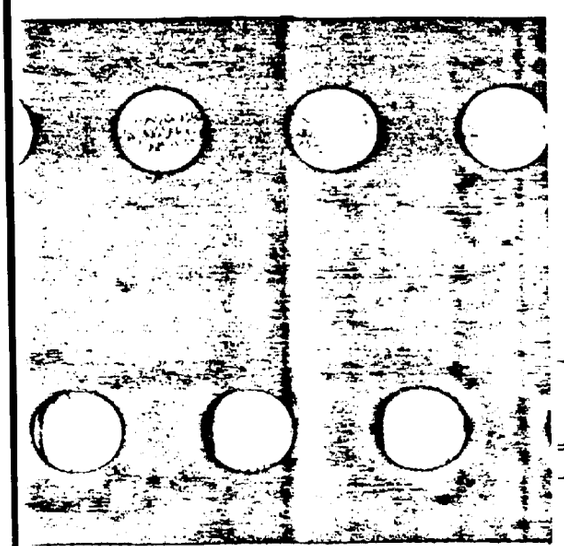
5290 02/27 0101 03CHECK 249.50

95 FEB 27 PM 3:2[illegible]

DAVIDSON COUNTY, TN

IDENTIFICATION

37406



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

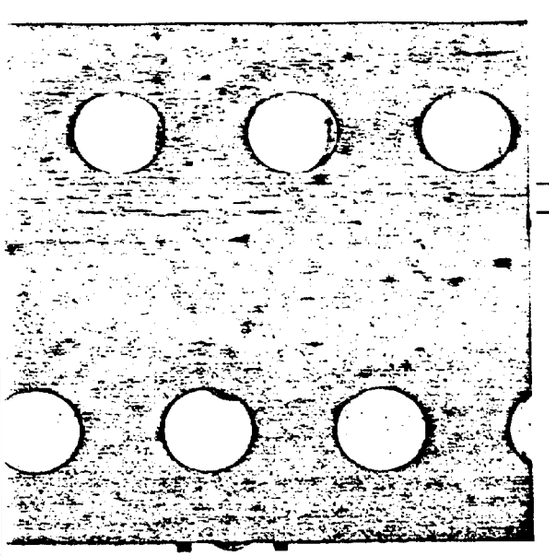
**RECEIVED OF** _____

**FOR** _____

BOOK 9604 PG 716

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



CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

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

02/27/95 01 15:29 0001 5290

95 FEB 27 PM 3

DAVIDSON COUNTY

37406

IDENTIF. & REFERENCE

**No.** 884962