47

BOOK 10213 PG 526

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

X Janice E. Ridley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice E. Ridley (NAME)	First Trust Mortgage (NAME)	MAP 52-3
307 Manzano Road (ADDRESS)	6525 Quail Hollow, Suite 300 (ADDRESS)	PARCEL 181
Madison, TN 37115 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38120 (CITY) (STATE) (ZIP)	FB# 11D 94983

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, James W. Young and wife, Geneva W. Young and Lisa Renee Young

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice E. Ridley, 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:

BEING Lot No. 5 on the Final Plat of Manzano Estates, of record in Plat Book 8250, page 345, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Lisa Renee Young, unmarried, and James W. Young and wife, Geneva W. Young, by deed from J & M Homebuilders, Inc., a Tennessee Corporation, of record in Book 9784, page 336, Register's Office for Davidson County, Tennessee.

Geneva W. Young executes this instrument as Attorney in Fact for James W. Young pursuant to Special Power of Attorney recorded simultaneously herewith.

IDENTIF. ↑ REFERENCE 023846

96 OCT -8 AM 8:14
FELIX Z. NELSON REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 307 Manzano 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 our hand s this 30th day of September 19 96

James W. Young
By: James W. Young by Geneva W. Young
Geneva W. Young, Attorney-in-fact

Lisa Renee Young

Geneva W. Young

Geneva W. Young

BOOK 10213 PG 527

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 Geneva W. Young and Lisa Renee Young

the bargainor s, 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 Goodlettsville, Tennessee, this 30th day of September, 1996.

Commission expires 11-27-99

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

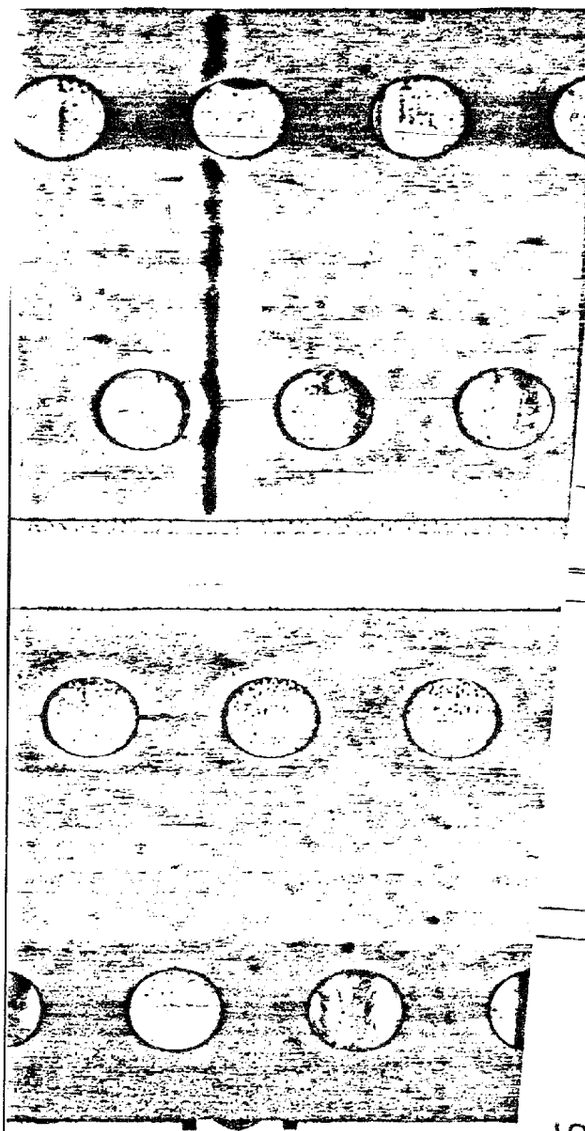
On this 30th day of September, 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Geneva W. Young, to me known to be the person who executed the foregoing instrument in behalf of James W. Young and acknowledged that she executed the same as the free act and deed of the said James W. Young.

Witness my hand and seal at Goodlettsville, Tennessee, this the 30th day of September, 1996.

Commission expires: 11-27-99

Notary Public

7610 10/08 9:01 03CHECK 314.25



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

RECEIVED OF _____

FOR _____

BOOK 10218 PG 528

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82500.00
CON TX 305.25
PRFEE 1.00
MDEED 8.00
TOTAL 314.25
CHECK 314.25

10/09/96 01 08:16 0001 7610

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233846
IDENTIF. # REFERENCE

96 OCT -8 AM 8:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1074671

No. [redacted]