THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TN

ADDRESS OF OWNERS	ADDRESS OF PROPERTY	SEND TAX BILLS TO	MAP-PARCEL NOS.
Janice Carruth	213 Montchanin Dr. Old Hickory, TN 37138	Same as new owner	64-2-30

8423 06/04 0101 03CHTCK

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby expressly acknowledged, I, **MICHAEL FRAZIER, EXECUTOR OF THE ESTATE OF FARON YOUNG**, deceased, (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **JANICE M. CARRUTH** (Grantee), her heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, to-wit:

> BEING Lot No. 181 on the Plan of Brandywine Farms, Section 10, as of record in Book 4300, page 177, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 181 fronts 165 feet on the northerly side of Montchanin Drive, and runs back 254 feet on the westerly line and 253.76 feet on the easterly line to a rear line which measures 165 feet.
>
> Being the same property conveyed to Faron Young and wife, Hilda M. Young by deed from Joseph Santoro et ux. of record in Book 6566, page 545, in the Register's Office of Davidson County, Tennessee, the said Hilda M. Young (one and the same person as Hilda Margot Macon Young) having conveyed all of her interest in the property unto Faron Young by quitclaim deed of record in Book 7303, page 872, said Register's Office. Faron Young died testate on December 10, 1996 and his Last Will and Testament was admitted to probate on December 11, 1996 in the Probate Court of Davidson County, Tennessee, No. 96-P-1894. Letters Testamentary were issued to Michael Frazier as Executor of the Estate of Faron Young and under the provisions of decedent's Last Will and Testament said Executor was specifically directed and authorized to have full power to sell without the joinder of any beneficiary the decedent's real estate as herein conveyed.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor covenants with the said Grantee, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered except by 1997 real estate taxes which constitute a lien but are not yet due or payable; applicable building and zoning regulations; such state of facts as an accurate survey would disclose; all existing highway, roadway and utility easements; and matters in Plat Book 4300, page 177, Register's Office of Davidson County, Tennessee.

And Grantor does further covenant and bind himself, as fully as he is authorized to do as such Executor, but not further or otherwise, his successors and assigns, to warrant and defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

BOOK 10478 PG 514

WITNESS my hand this the 29th day of May, 1997.

0311651

IDENTIFICATION

97 JUN -4 AM 8:53

DAVIDSON COUNTY TN

Michael Frazier, Executor
MICHAEL FRAZIER
EXECUTOR OF THE ESTATE
OF FARON YOUNG
OF RECORD IN WILL BOOK 210,
PAGE 125, PROBATE COURT
OF DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Yvette Lyn Meldrum, the undersigned, a Notary Public, in and for said State and County, **MICHAEL FRAZIER,** as Executor of the Estate of Faron Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as Executor, but not further or otherwise.

WITNESS my hand and official seal at Franklin, Tennessee, this the 29th day of May, 1997.

Yvette Lyn Meldrum
NOTARY PUBLIC

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My commission expires:
6-19-00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $ 225,000.00.

Janice M. Arnold

Sworn to and subscribed before me this the 30th day of May, 1997.

Charles P. Cox
Notary Public

NOTARY PUBLIC AT LARGE

My commission expires:
March 27, 1999

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

RECEIVED OF _____

FOR _____

BOOK 10478 PG 515

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 225000.00 CON TX 832.50 PRFEE 1.00 WDEED 8.00 TOTAL 841.50 CHECK 841.50	
06/04/97	01	08:56 0001		8423

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03116511
IDENTIFICATION REFERENCE

97 JUN -4 AM 8:53

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1159343