BOOK 10751 PG 349 Box 2

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV_____

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 650,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd DAY OF January, 19 98.

NOTARY PUBLIC

My Commission Expires 7-23-2000

KAREN H. SUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215 **
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James David Young and wife (NAME)	(NAME)	157-8-A-31-CO
4 Middleton Park Lane (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 650,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Bob Haley, joined by his spouse, Julie Haley

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

James David Young and wife, Linda H. Young

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 31** on the plan of **Middleton**, a residential P.U.D., as of record at **Book 6900, page 900**, superseding the plan at Book 6900, page 257, said Register's Office, to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book **10349** , page **293** , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:
Declaration of Covenants, Conditions and Restrictions as of record at Book 6522, page 212, amended at Book 7119, page 345 and Book 9816, page 844; the plan of record at Book 6900, page 900 (superseding plan at Book 6900, page 257); Storm Water Detention Agreement at Book 6505, page 881; and Deed of Conveyance for water and sewer purposes at Book 8377, pages 774, 812, and 816, all said Register's Office.

The above legal description is the same as was used in said deed to the grantor herein, the immediate prior deed in chain of title.

The said Julie Haley, spouse of said Bob Haley, joins herein for the sole but express purpose of conveying any and all right, title, and/or interest she has or may have in the above described property, by virtue of her marital status with said grantor, expressly waiving any homestead rights thereto, **but makes no warranties whatsoever.**

**prepared from information furnished by the grantor and not from an independent title search or examination of title.

~~unimproved ( )~~
This is improved (XX) property, known as 4 Middleton Park Lane, Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 2nd day of January, 19 98.

Bob Haley

Julie Haley

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bob Haley and wife, Julie Haley, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 2nd day of January, 19 98.

My Commission expires:
11-27-98

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

Notary Public

98 JAN -8 AM 10:47 03CHECK 24144 00

038822 MAP-PARCEL-REFERENCE

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

CAMT 6500000.09
CON TX 2405.00
PRFEE 1.00
WDEED 8.00
TOTAL 2414.00
CHECK 2414.00

01/08/98 01 10:49 0001 9962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0388223
IDENTIF. REFERENCE

98 JAN -8 AM 10:48
REGISTER
DAVIDSON CO. TN.

No. 1240630