File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10763 PG 478

#15183

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS SCOTT YOUNG (NAME)	FEDERAL SAVINGS BANK (NAME)	MAP 132-1
4109 Albert Drive (STREET ADDRESS OR ROUTE NUMBER)	6209 Poplar Street, Ste 140 (STREET ADDRESS)	PARCEL 157
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38119 (CITY) (STATE) (ZIP)	16DA 17304

FOR AND IN 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, WILLIAM K. DOWNEY AND WIFE, BETH A. DOWNEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS SCOTT YOUNG AND WIFE, LAUREN WILSON YOUNG

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Rolling Meadows, as of record in Plat Book 1424, pages 98 and 99, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William K. Downey and wife, Beth A. Downey by deed from David C. Wilson and wife, Ann K. Wilson of record in Book 8617, page 201, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, pages 98 and 99, said Register's Office.

4001 01/21 0101 03CHECK 686.10

0391925
IDENTIF. ← REFERENCE

98 JAN 21 AM 10:45
FELIX Z. HILSUN II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 4109 Albert Drive, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of January, 19 98

W. K. Downey
WILLIAM K. DOWNEY

Beth A. Downey
BETH A. DOWNEY

BOOK 10763 PG 479

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM K. DOWNEY AND WIFE, BETH A. DOWNEY with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 16th day of January, 19 98

My commission expires 9/23/2001 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,000.00

Wm K Downey JR.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 19 98

MY COMMISSION EXPIRES: 9/23/2001 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ~~WILLIAM K. DOWNEY AND WIFE,~~ BETH A. DOWNEY

TO ~~THOMAS SCOTT YOUNG AND WIFE,~~ LAUREN WILSON YOUNG

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10763 PG 480

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
183000.00
CON TX 677.10
PRFEE 1.00
WDEED 8.00
TOTAL 686.10
CHECK 686.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/21/98 01 10:49 0001 4001

0391925
IDENTIF. ↑ REFERENCE
98 JAN 21 AM 10:45
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1244623