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Mail

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whicheyer is greater, for this transfer is $ 45,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 21st day of August 1998

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROBERT D. YOUNG 1912 Franklin Avenue Nashville, Tennessee 37206	SAME	MAP 83-6 PARCEL 285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FIVE THOUSAND AND NO/100---------- ---------- ($ 45,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, MARGARET D. ATWOOD, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ROBERT D. YOUNG AND WIFE, JANET C. BROOKS 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. 4 on the Plan of J.A. Bealafelt's Subdivision of Lot No. 1 of the Cuppet property as of record in Book 547, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Margaret D. Atwood, an unmarried person, by deed from Joseph B. Webb, II and wife, Jana L. Webb, of record in Book 9781, page 365, Register's Office for Davidson County, Tennessee.

98 SEP -3 AM 10:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE 0483866

This is improved property known as 1912 Franklin Avenue, Nashville, Tennessee 37206

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.

GRANTOR COVENANTs with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of J.A. Bealafelt's S/D of Lot No. 1 of Cuppet property of record in Book 547, page 46, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of August, 19 98.

Margaret D. Atwood

MARGARET D. ATWOOD

by: Mitchell A Watts
Atty in Fact

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 MARGARET D. ATWOOD, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of August, 1998.

My Commission Expires: September 29, 2001

Notary Public

6428 09/03 01:01 02CHECK 177.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MITCHELL A. WATTS to me known to be the person who executed the foregoing instruement in behalf of MARGARET D. ATWOOD and acknowledged that he executed the same as the free act and deed of the said MARGARET D. ATWOOD.

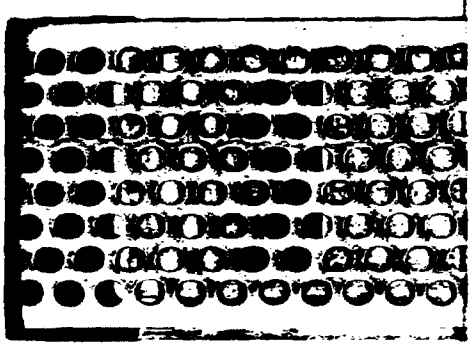
Witness my hand and seal this 21st day of August, 1998.

My commission expires:

1/27/2001

Notary Public

NOTARY PUBLIC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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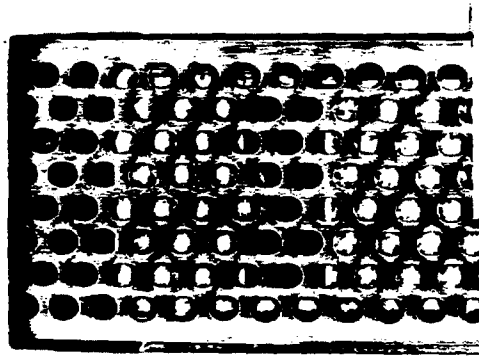
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 177.50

CHECK 177.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6428



0483866
IDENTIF. ↑ REFERENCE

98 SEP -3 AM 10:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1341866