This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 11128 PAGE 380

ADDRESS NEW OWNER:
Edgar B. Young and Marie P. Young
905 Radford Drive
Nashville, TN 37217

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 107-09
PARCEL 54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William J. Verchota, a widower hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto YOUNG FAMILY REVOC. LIVING TRUST AGREEMENT, Edgar B. Young and/or Marie P. Young, Trustees, UTA 5/18/95, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 45, on the Plan of Patricia Heights, Section I, of record in Plat Book 2331, Pages 130 and 131, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to William J. Verchota and wife, Margaret N. Verchota, by deed from Hallmark Construction Company, a Tennessee corporation of record in Book 2694, Page 141, Register's Office for Davidson County, Tennessee. The said Margaret N. Verchota having since died.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2542, Page 519; amended in Book 6045, Page 421 and Book 6067, Page 762; and extended in Book 6887, Page 605, and such easements and setback lines of record in Plat Book 2331, Pages 130 and 131, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 426, Page 47, said Register's Office.

Taxes for 1998 have been pro-rated and paid.

Jo Ann N. Batson executed this instrument on behalf of William J.Verchota pursuant to a Power of Attorney of record in Book 11110, Page 152, Register's Office, Davidson County, Tennessee.

This is improved property known as 901 Radford Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said YOUNG FAMILY REVOC. LIVING TRUST AGREEMENT, Edgar B. Young and/or Marie P. Young, Trustees, UTA 5/18/95, its successors and assigns, forever; and I, William J. Verchota, a widower do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 23rd day of September, 1998.

William J. Verchota, by Jo Ann N. Batson, p.o.a.
William J. Verchota, by Jo Ann N. Batson,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Jo Ann N. Batson 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, and who further acknowledged that she is the Attorney in Fact 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 the 23rd day of September, 1998.

Gene W. Floyd
Notary Public

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 74,000.00.

Edgar B. Young
AFFIANT

Subscribed and sworn to before me this 23rd day of September, 1998.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0492484
IDENTIF. ↑ REFERENCE

98 SEP 28 AM 9:14
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

5727 09/28 0101 03CHECK 284.80

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

RECEIVED OF _____

FOR _____

BOOK 11128 PAGE 382

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 74000.00
				CON TX 273.80
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 284.80
				CHECK 284.80
			09/28/98 01	09:15 0001 5727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0492484
IDENTIF. & REFERENCE

98 SEP 28 AM 9:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1351051