WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON BOOK 11361 PG. 371

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUANITA R. YOUNG (NAME)	MIGLP, LIMITED PARTNERSHIP DBA M (NAME)	MAP 5205
901 DENSON AVENUE (ADDRESS)	320 N. CEDAR BLUFF ROAD, STE 200 (ADDRESS)	PARCEL
MADISON, TN 37115 (CITY) (STATE) (ZIP)	KNOXVILLE, TN 37923 (CITY) (STATE) (ZIP)	121.00

FOR AND 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, WE, BENEFICIARIES OF THE ESTATE OF ROSE ALLIE W. ETHERIDGE being LARRY EUGENE ETHERIDGE by and through BILLY LEWIS ETHERIDGE, Attorney in Fact, and BILLY LEWIS * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUANITA R. YOUNG AND HUSBAND, DANNY YOUNG

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being the northerly 75 feet of Lot No. 15 on the revised plan of Block "K" in Power and Roth's Subdivision of Madison Park, as of record in Book 974, page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 fronts 75 feet on the easterly side of Idlewild Avenue and runs back 561 feet on the northerly line and 534 feet, more or less, on the southerly line to the center of a branch, measuring 75 feet thereon.

Being the same property conveyed to Paul E. Etheridge and wife, Rose Allie W. Etheridge by deed of record in Book 1132, page 311, Register's Office for Davidson County, Tennessee; the said Paul E. Etheridge having predeceased Rose Allie W. Etheridge and the said Rose Allie W. Etheridge having died February 22, 1998, testate, her will dated May 13, 1977, Probate Court of Davidson County, Tennessee, Docket No. 98P388, Larry Eugene Etheridge, Billy Lewis Etheridge, and Paula Kay Yankura Etheridge, Beneficiaries therein.

This is not the principal residence of the Grantors.

BILLY LEWIS ETHERIDGE executes this instrument as Attorney in Fact for LARRY EUGENE ETHERIDGE pursuant to Special Power of Attorney recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 901 DENSON AVENUE, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*ETHERIDGE and PAUL KAY YANKURA ETHERIDGE

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; 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 and representatives, to warrant and forever defend the title to the said land to the said 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 hand s this 26th day of February 19 99

Larry Eugene Etheridge
LARRY EUGENE ETHERIDGE

Paula Kay Yankura Etheridge
PAULA KAY YANKURA ETHERIDGE

BY: Billy Lewis Etheridge, attorney in fact
BILLY LEWIS ETHERIDGE, ATTORNEY IN FACT

Billy Lewis Etheridge
BILLY LEWIS ETHERIDGE

BOOK 11361 PG. 372

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 BILLY LEWIS ETHERIDGE AND PAULA KAY YANKURA ETHERIDGE

the bargainor S, with whom I am personally acquainted or proved to me on 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 GOODLETTSVILLE, Tennessee, this 26th day of February 19 99.

Commission expires March 23, 2002

Aaron Adams
Notary Public

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, BILLY LEWIS ETHERIDGE, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Attorney in Fact for LARRY EUGENE ETHERIDGE and is authorized by LARRY EUGENE ETHERIDGE to execute this instrument on his behalf.

Witness my hand and official seal this the 26 day of FEBRUARY, 19 99.

My commission expires: March 23, 2002

Aaron Adams
NOTARY PUBLIC

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

IDENTIF. & REFERENCE

99 MAR -2 AM 8:06

REGISTER
DAVIDSON COUNTY, TN.

1836 03/02 0101 03CHECK 325.50

05546664

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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05546664

IDENTIF. & REFERENCE

99 MAR -2 AM 8:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	325.50
CHECK	325.50

03/02/99 01 08:04 0001 1836

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431024