CHARLES SCOTT MERSMAN ET UX

TO: DEED

BOOK 11445 PG. 269

CARL BRETT YOUNG ET AL

THIS DEED OF REALTY, executed as of the 21st day of April, 1999, by Grantors, **CHARLES SCOTT MERSMAN and wife, JILL D. MERSMAN**, to Grantees, **CARL BRETT YOUNG and ANNA JANELLE WILDE**, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantees, to have and to hold to them as equal tenants in common, and to their heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Poplar Creek Estates, Phase 1, of record in Plat Book 6250, Page 647, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description and being designated as Map and Parcel No. 155-08-0-A 016.00, on the Maps of the Assessor of Property for Davidson County, Tennessee.
>
> This being the same realty conveyed to Charles Scott Mersman and wife, Jill D. Mersman, by deed of record in Book 9111, Page 44, in the Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 1999 taxes which are prorated and Grantees assume; and (b) matters shown on the Plan of record in Book 6250, Page 647, in the Register's Office for Davidson County, Tennessee; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to covenants and restrictions of

Prepared by:
Joel D. Ragland
BATSON, NOLAN, BRICE,
HARVEY & WILLIAMSON, PLLC
622 Madison Street
Clarksville, TN 37040

MAIL ENV.

99 APR 23 PM 2:52
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFIED FOR REFERENCE

01/19/9

record in Book 6662, Page 433; Book 6474, Page 346; Book 6486, Page 587, Book 6474, Page 354, Book 6987, Page 966, Book 7270, Page 648, Book 6804, Page 536, Book 7964, Page 33, and Book 9472, Page 824; Charter of Poplar Creek Estates Homeowners Association recorded in Book 7120, Page 125; and to a Storm Water Detention Agreement of record in Book 6613, Page 705, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

CHARLES SCOTT MERSMAN

JILL D. MERSMAN

GRANTORS

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **CHARLES SCOTT MERSMAN and JILL D. MERSMAN**, the within named bargainors, 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 seal at office this the 21st day of April, 1999.

My Commission Expires: 8-22-2001.

Notary Public

6536 04/23 0101 03CHECK 669.20

Property Owners Name
and Address:

Mr. Carl Brett Young
Ms. Anna Janelle Wilde
7021 Poplar Creek Trace
Nashville, TN 37221

Person or Entity Responsible for
Payment of Property Taxes:

Legends Bank
310 S. First Street
Clarksville, TN 37040

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STATE OF TENNESSEE, MONTGOMERY COUNTY
I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ***$176,000.00***, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Anna Wilde
Affiant

Subscribed and sworn to before me this the 21st day of April, 1999.

Martha Ogle
Notary Public (Register of
Davidson County, Tennessee)

My Commission Expires: 8-22-2001.

j:\deed\youngwilde dee\jdr\jo

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11445 PG. 272

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

0577979

IDENTIFICATION & REFERENCE

99 APR 23 PM 2:52

JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	176000.00
CON TX	654.20
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	669.20
CHECK	669.20

04/23/99 01 14:55 0001 6536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1476476