This Instrument Prepared By:
John R. Bradley, Attorney-at-Law
311 East Main, Suite 3
Hendersonville, Tennessee 37075

Send Tax Bill To
New Property Owner:
Charles J. Waterston
202 Ronnie Drive
Goodlettsville, TN 37072

Tax Map 61-6

Parcel: 61

BOOK 11586 PG. 405

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JAMES M. YOUNG** and **ROBERT S. YOUNG**, legal heirs of **ZITA G. YOUNG**, as Grantors, have this day bargained and sold, and do hereby transfer and convey unto **CHARLES J. WATERSTON** and wife, **PEGGY F. WATERSTON**, as Grantees, their heirs and assigns, forever, a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 2 on the Plan of Gra-Mar Acres, Section 14, of record in Book 4300, Page 53, Register's Office, Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> BEING the same property conveyed to Zita G. Young by deed of record in Book 4505, Page 487, Register's Office of Davidson County, Tennessee. The said Zita G. Young, a widow, died intestate on June 16, 1998, a resident of Davidson County, Tennessee, survived by two children, James M. Young and Robert S. Young, her legal heirs.
>
> This conveyance is subject to the Restrictions of record in Book 4440, Page 745, Register's Office, Davidson County, Tennessee, and to all matters shown on the Plan of Gra-Mar Acres as of record in Book 4300, Page 53, Register's Office, Davidson County, Tennessee.
>
> THIS IS IMPROVED PROPERTY LOCATED AT 425 BROADMOOR DRIVE, NASHVILLE, TENNESSEE.
>
> TO HAVE AND TO HOLD said property, together with all improvements thereon and all appurtenances thereunto, belonging unto the said Grantees, their heirs and assigns, forever.

WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, and have a perfect right to convey the same, that the same is free and clear of all encumbrances, EXCEPT for applicable zoning and building regulations, all visible easements, all easements of record,

restrictive covenants and setback lines of record, 1999 real estate taxes, and the title to said property we will forever warrant and defend against the claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we hereunto set our hands this the 19 day of July, 1999.

GRANTORS:

JAMES M. YOUNG

ROBERT S. YOUNG

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STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, a Notary Public in and for said State and County, **JAMES M. YOUNG**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, on this the 19th day of July, 1999.

NOTARY PUBLIC

My Commission Expires: 7/21/02.

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, a Notary Public in and for said State and County, **ROBERT S. YOUNG**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, on this the 19th day of July, 1999.

NOTARY PUBLIC

My Commission Expires: 7/21/02.

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 129,500.00

AFFIANT

Subscribed and sworn to before me this the 23rd day of July, 1999.

NOTARY PUBLIC

My Commission Expires: 7/21/02

061537

LOCATOR REFERENCE

99 JUL 28 PM 4:07

2

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11586 PG. 407

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

0615371

99 JUN 23 PM 4:07

CAPT

RFEE 10.00
CON TX 479.15
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 490.15
CHECK 490.15

CL 12:11 0001 6470

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494759