41
CMC

SPECIAL WARRANTY DEED BOOK 11636 PAGE 709

TO: M. Jayne Orr

FROM: Gary D. Young and wife,
Deanna N. Young

This instrument was prepared by:
C. Mark Carver, Esq.
Farris, Warfield & Kanaday, PLC
SunTrust Center, 18th Floor
Nashville, TN 37219

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
M. Jayne Orr ~~3952~~ 3951 Moss Rose Drive Nashville, TN 37216	Same	73-1-244

Gary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $103,000.00.

C Mark Carver
Affiant

99 AUG 26 PM 3:38

0629031 I
IDENTIF. + REFERENCE

Sworn to and subscribed before me,
this 25th day of August, 1999.

Kay Fuller
Notary Public

1177 08/26 0101 03CHECK 404.10

My Commission Expires: 9-23-2000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary Young and wife, Deanna N. Young,** (hereinafter collectively called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **M. Jayne Orr** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

372148.1 8/20/99

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 25th day of August, 1999.

GRANTOR:

Gary D. Young

GARY D. YOUNG

Deanna N Young

DEANNA N. YOUNG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kay Fuller, a Notary Public of said County and State, GARY D. YOUNG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 1999.

Kay Fuller

Notary Public

My Commission Expires: 9-23-2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kay Fuller, a Notary Public of said County and State, DEANNA N. YOUNG, the within named 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, at office, this 25th day of August, 1999.

Kay Fuller
Notary Public

My Commission Expires: 9-23-2000

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Moss Rose Heights Subdivision, Section No. 2, as of record in Book 1424, page 109, Register's Office for said county, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Gary D. Young and wife, Deanna N. Young by deed from Beverly W. Nollner, Administrator and Only Heir at Law of Anna Belle D. Wolfenden of record in Book 9046, page 809, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

BOOK 11636 PAGE 713

1. 1999 Taxes, a lien, which are not yet due and payable.

2. Plan of record in Book 1424, page 109, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4197, page 352, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11636 PAGE 714

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

0629031

IDENTIF. & REFERENCE

99 AUG 26 PM 3:38

CAMT
103000.00
CON TX 381.10
PRFEE 1.00
WDEED 20.00
CFEE 2.00
TOTAL 404.10
CHECK 404.10

08/26/99 01 15:38 0001 1177

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1509258