3041

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$67,000.00**.

Lisa A. Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF JANUARY, 2000.**

Shari A. Thompson
Notary Public

MY COMMISSION EXPIRES:. 1-27-01
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200001310009584 Page: 1 OF 2
REC'D FOR REC 01/31/2000 10:50:23AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $247.90

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa A. Young	**AmSouth Mortgage Company, Inc.**	**119-6-225**
(NAME)	(NAME)	
45 Jay Street	**15 South 20th Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Birmingham, AL 35223**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JACKIE CHARLTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA A. YOUNG, UNMARRIED**, 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:

Land in Davidson County, Tennessee, being Lot No. 102 on the map of Sterling Heights, Section Three, as of record in Book 1424, Page 113, Register's Office for said County. Said Lot No. 102 fronts 63 feet on the South side of Jay Street and runs back between lines, 194.93 feet on the East line and 194.81 of the West line to a dead line in the rear on which it measures 63 feet.

Being the same property conveyed to Jackie Charlton by instrument of record in Book 11760, Page 15, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters on the plan of record, restrictions of record, or easement of record in the Register's Office of Davidson County, Tennessee.

This is improved X property, known as **45 Jay Street, Nashville, TN 37210** (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **my/our hand(s)** this **28th day of January, 2000**.

Jackie Charlton

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 JACKIE CHARLTON the bargainor(s), 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 and official seal at Antioch, Tennessee, this **28th** day of **January, 2000.**

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Commission expires:
1-27-01

Notary Public