Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/19/01 09:18 4pgs
Fees:19.00 Taxes:610.50
20010119-0005787

39-B
File #00-1517

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margarette Y. Johnston, Corley R. Young, Jr., and Cynthia Y. Pappas, each individually, and as Joint Successor Trustees of the Corley R. Young Revocable Living Trust Agreement Dated August 21, 1996,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy S. Forsman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, **To Wit:**

Being all of Lots 20 and 21 in Hardison and Young's recorded plan of Lots in West End Park, and being subdivision of Lots 41-2-3-4-5-6-7-48 of original plan of West End Park, Book 161, Page 47, Register Office, Davidson County, Tennessee.

Said Lots 20 and 21 fronting together 116.2 feet on the west side of continuation of Park Circle, and being more particularly described as follows:
Beginning at an iron stake in the southwest corner of the intersection of the continuation of Park Circle and an unnamed street, and running southwardly 116.2 feet, thence westardly 151 feet to an alley, thence northwardly along the line of said ally 117.4 feet to the line of the unnamed street; thence eastwardly 151 feet to the point of beginning.

Being the same property conveyed to F. K. BeVille and wife Odessa BeVille by instrument dated November 12, 1927, and of record in Book 796, pg. 130, RODC. The said F. K. BeVille predeceased said Odessa BeVille. The said Odessa BeVille, a.k.a. Villa Odessa Young BeVille, having since died, and her Last Will and Testament of record in Will Book 177, pg. 397, Probate Court for Davidson County, Tennessee devises said property to her brother Corley R. Young. Said Corley R. Young having died July 21, 2000. The Last Will and Testament (Pour-Over Will) of Corley R. Young is probated in the Probate Division of the Chancery Court, Part 2, of Hamilton County, Tennessee, case number 00-P-495 (copy attached hereto as an exhibit), devises said property to The Corley R. Young Revocable Living Trust Agreement Dated August 21, 1996 (Trust). At the death of said Corley R. Young said Trust appoints Margarette Y. Johnston, Corley R. Young, Jr., and Cynthia Y. Pappas as Joint Successor Trustees with power and authority to sell and dispose of trust property and assets. Said named Trustees also join in the execution of this instrument as the beneficiaries of said Trust, and as the children of Corley R. Young, for the purpose of conveying any individual interest that they may have in the subject property.
→ See Exhibit A For Statement of Executrix and Joint Successor Trustees

The property conveyed herein is subject to matters shown on the recorded plan, applicable easements, and restrictions of record.

This is improved property, known as: 419 Park Circle, Nashville TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13 day of December, 2000

The Corley R. Young Revocable Living Trust Agreement Dated August 21, 1996, By:

X Margarette Y. Johnston
Margarette Y. Johnston, as Joint Successor Trustee, and Individually

X Corley R. Young, Jr.
Corley R. Young, Jr., as Joint Successor Trustee, and individually

X Cynthia Y. Pappas
Cynthia Y. Pappas, as Joint Successor Trustee, and individually

State of Tennessee)
County of Davidson)

On this 13 day of December, 2000, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Margarette Y. Johnston, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 12-2001

State of Alabama .)
County of Madison)

On this 14th day of December, 2000, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Corley R. Young, Jr., the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JANUARY 8, 2001

State of California)
County of Orange)

On this 15 day of December, 2000, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Cynthia Y. Pappas the bargainor(X), to me known (or proved to me on the basis of satisfactory evidence) to be the person(X) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1-21-2004

LINDA J. TRAINOR
Commission # 1249687
Notary Public - California
Orange County
My Comm. Expires Jan 21, 2004

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 165,000.00.**

Affiant

Sworn and subscribed before me on this the 12 day of December, 2000.

Notary Public

My Commission Expires: 3/23/02

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**	**TAX MAP-PARCEL #:**
Timothy S. Forsman	**Cambridge Mortgage**	**104-5-108**
419 Park Circle	Public Square	
Nashville, TN	Gallatin, TN 37066	
37205		

Exhibit "A"

Re: 419 & 415 Park Circle
Nashville, TN

STATEMENT OF EXECUTRIX

The undersigned Executrix of the Estate of Corley R. Young, deceased, Probate Division of the Chancery Court of Hamilton County, Tennessee, Case No. 00-P-495, hereby states as follows:

The said Estate is solvent, has sufficient assets to pay any legal claims that may be filed against the Estate, and the Estate has sufficient assets to pay any death and/or estate taxes that may be due by the Estate.

Executed this 13 day of December, 2000.

Margarette Y. Johnston

Notary Public

Commission Expires: 12-2001

Exhibit "A"

Re: 419 & 415 Park Circle
Nashville, TN

STATEMENT OF JOINT SUCCESSOR TRUSTEES

The undersigned Joint Successor Trustees of The Corley R. Young Revocable Living Trust Agreement Dated August 21, 1996 (Trust), state as follows:

The said Corley R. Young died July 21, 2000. The Last Will and Testament(pour-over-will) of Corley R, Young, probated in Hamilton County, Tennessee, devised the above referenced real estate to the above referenced Trust. The said Trust provides that at the death of Corley R. Young, we shall serve as Joint Successor Trustees. We have no knowledge of any fact or action that has revoked the Trust, or that would interfere with the execution of Sale documents on behalf of the Trust in our capacity as Joint Successor Trustees.

Executed this 13 day of December, 2000.

X _____
Margarette Y. Johnston, Joint Successor Trustee

X _____
Corley R. Young, Jr., Joint Successor Trustee

X _____
Cynthia Y. Pappas, Joint Successor Trustee