PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (st) Title No: 42152
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/28/01 08:48 2pgs
Fees:10.00 Taxes:0.00
20010328-0029593

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Elmer D. Young, Trustee<br>Nancy A. Young, Trustee<br>105 Lynnbrook Court<br>Nashville, TN 37215 | SAME |

**TAX MAP-PARCEL NUMBERS: 117-01-F-003**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 225,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bobbie P. Dozier, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elmer D. Young and Nancy A. Young, Trustees of The Young Joint Revocable Living Trust under Agreement dated October 21, 1998,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 of Lynnbrook Place Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5800 Page 274 and further set out as Exhibit "B" to the Master Deed of record in Book 6139, page 302, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Bobbie P. Dozier by deed from Gail E. Rasmussen, unmarried of record in Book 11181, Page 319, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5800, Page 274 and further set out as Exhibit "B" to the Master Deed of record in Book 6139, Page 302, said Register's Office, to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6139, Page 302, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters

**This is improved property, known as:** 105 Lynnbrook Court, Nashville, TN 37215

**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 COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

**WITNESS THE EXECUTION HEREOF** this 9th day of March, 2001.

Bobbie P. Dozier

**Bobbie P. Dozier**

**State of Tennessee**
**County of Davidson**

On this 9th day of March, 2001, before me the undersigned authority, personally appeared **Bobbie P. Dozier**, 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.

My Commission Expires: _____

Notary Public

**A F F I D A V I T**

This conveyance is to a revocable living trust and is exempt from the transfer tax pursuant to Tennessee Code Annotated, Section 67-4-409 (a) (3) (F).

Elmer D. Young

Affiant

Sworn and subscribed before me on ~~«IF Date»«Date»«ELSE»~~ March 9, 2001 _____ ~~«ENDIF»~~.

Notary Public

My Commission Expires: _____