STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of April, 2001.

Notary Public

My Commission Expires: 10/22/01

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/16/01 17:27 2pgs
Fees:11.00 Taxes:351.50
20010416-0037087

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael R. Young and Elizabeth C. Williams
1428 Timber Valley Drive
Nashville, Tennessee 37214

SEND TAX BILLS TO:
Franklin American Mortgage Co.
501 Corporate Centre Drive, Suite 400
Franklin, Tennessee 37067

MAP-PARCEL NUMBERS:
108-16-0-205.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Beard and wife, Rhonda Beard** hereinafter referred to as Grantors, hereby transfers and conveys to **Michael R. Young, unmarried, and Elizabeth C. Williams, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 86B Zone Lot Division Lots 85 and 86, Percy Priest Woods, Section II, of record in Plat Book 5200, page 755, amending Plat book 5600, page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Beard and wife, Rhonda Beard by Warranty Deed from John E. Curley, III, et ux of record in Book 8788, page 968, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 755, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5984, page 865, Book 6020, page 270, Book 6097, page 11, Book 6353, page 307, Book 6560, page 667 and Book 10420, page 228, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1428 Timber Valley Drive, Nashville, Tennessee 37214

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 13th day of April, 2001.

x _____
John Beard

x _____
Rhonda Beard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Beard and wife, Rhonda Beard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of April, 2001.

K. THOMAS SIDWELL NOTARY PUBLIC WILLIAMSON COUNTY TENN

_____
Notary Public

10/22/01
My Commission Expires

03078-BW