Box 5

# WARRANTY DEED w/Assumption

Davidson County DEEDWARR
Recvd: 04/20/01 09:09 2pgs
Fees:11.00 Taxes:241.01

20010420-0039117

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,138.63

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 ON 04/18/01.

Notary Public

My Commission Expires November 20, 2003

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Michael Troy Haley, Attorney**
Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

| ADDRESS NEW OWNERS(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Kenneth E. Young et ux** (NAME) | SAME (NAME) | **83-09** |
| **1416 Ordway Place** (STREET ADDRESS/ROUTE NUMBER) | (STREET ADDRESS) | **302.00** |
| **Nashville, TN 37206** (CITY/STATE/ZIP) | (CITY/STATE/ZIP) | |

FOR AND IN 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,

**J.D. Young and wife, Velma Young**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth E. Young and wife, Melanie D. Young**

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:

**See Exhibit "A" Legal Description**

**As a further consideration, the Grantees hereby assume and agree to pay, according to its terms and tenor, the balance due on that certain Note dated 12/28/99, in the original amount of $65,306.11 (the balance due of which is $65,138.63), secured by a Deed of Trust of even date and amount, executed by Velma Young and husband, J.D. Young, naming Real Estate Loan Services, Trustee, and American General Finance, Inc., Beneficiary, of record in Instrument No. 199912290308358, Register's Office for Davidson County, Tennessee, said Note and Deed of Trust to remain in full force and effect as to all provisions and stipulations therein, with all rights and remedies therein retained by said Trustee and Beneficiary.**

**Subject to the following: easements, setback lines and restrictions and other matters as shown on Plat of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, and otherwise of record; zoning regulations and rights for public utilities and public rights of way and to matters which would be disclosed by an accurate survey; county property taxes due for prior years and for current year to be assumed by Grantees herein.**

This is unimproved ( )
improved ( X ) property, known as 1416 Ordway Place (House Number/Street) Nashville (City/Town) TN (State) 37206 (Postal Code)

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 our hand s this 18th day of April, 2001.

J.D. YOUNG (Grantor)

VELMA YOUNG (Grantor)

KENNETH E. YOUNG (Grantee)

MELANIE D. YOUNG (Grantee)

**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 **J.D. Young and wife, Velma Young (grantors) and Kenneth E. Young and wife, Melanie D. Young (grantees),** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, TN,** this 18th **day of April, 2001.**

Kelley Wilson
Notary Public

KELLEY WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Commission Expires: My Commission Expires November 29, 2003

**EXHIBIT "A" LEGAL DESCRIPTION:**

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. 124 on the plan of A.V.S. Lindsley's 29 Acre Tract, of record in Book 57, page 66, Register's Office for said County.

SAID Lot No. 124 fronts 50 feet on the southerly margin of Ordway Place, formerly Grove Street, and extends back 135.9 feet on the easterly line, more or less, and 137.9 feet on the westerly line to a dead line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to J. D. Young et ux Velma Young, by deed from Ann T. Burns, unmarried, dated September 9, 1980, recorded September 10, 1980, Book 5649, page 539, in the Register's Office for Davidson County, Tennessee.

This property is also known as 1416 Ordway Place, Nashville, Tennessee 37206.

reg/73803-01