WARRANTY DEED

N-CRYE-02-8525

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF April, 2002.

Notary Public

MY COMMISSION EXPIRES: 07/27/2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Young	1st Trust Bank for Savings	
117 Vandiver Drive (ADDRESS)	PO Box 17257 (NAME) (ADDRESS)	43-12-49
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES HAYES AND WIFE LINDA HAYES, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL A. YOUNG, hereinafter called the Grantees, their heirs and assigns, that 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. 26, Block "A" on an unrecorded plan of Myatt-Eagan Subdivision, said plan being a part of the Anderson Estates, of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and said lots of said unrecorded plan being described according to a survey made by Harvey Gee, dated August, 1946, as follows: Beginning at a point on the westerly side of Vandiver Drive, said point being the common corner of Lots 26 and 27 of said subdivision, and said point ~~being~~ located 631.4 *being feet north of a monument located at the northwest corner of Old Hickory Boulevard and Vandiver Drive; thence westerly with the dividing line between Lots Nos. 26 and 27, 139.1 feet to a point, said point being the common corner of Lots Nos. 16 and 26, 50 feet more or less to a point; thence easterly with the dividing line between lots 25 and 26, 127.2 feet to a point on the westerly margin of Vandiver Drive, thence southerly with the westerly margin of Vandiver Drive, 50 feet to the point of beginning.

Being the same property conveyed to James Hayes and Linda Hayes by Deed dated September 26, 2001 and filed for record on October 1, 2001 in Instrument No. 20011001-0105850, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ( )
This is improved (X) property, known as 117 Vandiver Drive, Madison, Tennessee 37115
(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 8th day of April, 2002.

James Hayes

Linda Hayes

Davidson County DEEDWARR
Recvd: 04/15/02 10:47 2pgs
Fees:13.00 Taxes:247.90

20020415-0046201

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James Hayes and Linda Hayes, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 8th day of April, 2002.

Notary Public

My Commission Expires:

