BOX 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/02 16:05 2pgs
Fees:13.00 Taxes:795.50

20020429-0052453

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00.

Tandy M Jarvis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF April, 2002,

David B Herbert
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires January 25, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File # 18199

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tandy M. Jarvis 243 Ensworth Place Nashville, TN 37205	Same	104-5-201.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KEVIN MICHAEL YOUNG, and wife, SHANNON P. YOUNG,** as devisee under the Last Will and Testament of ~~John~~ Joseph David Young, called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **TANDY M. JARVIS,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 436, on the Plan of Richland Realty Company's Subdivision, Division "C", as of record in Boo 421, page 31 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph David Young, unmarried, by Deed from Steven A. Jenkins and wife, Mary M. Blair Jenkins, of record in Book 5294, page 543, Register's Office for Davidson County, Tennessee. The said Joseph David Young having since died, and by Will of record in Will Book 133, page 138, Probate Court Clerk's Office for Davidson County, Tennessee, property vested to Tandy Jo Young. By Renunciation and Disclaimer of Succession, Tandy Jo Jarvis, f/k/a Tandy Jo Young, and by Probate File #69468, said property vested in Kevin Michael Young, son of Joseph David Young, deceased and Tandy Jo Young Jarvis.

Shannon P. Young, joins in this conveyance to relinquish any and all right, especially marital rights, which she may have in said property by virtue of her marriage to Kevin Michael Young.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3711 Meadowbrook Avenue, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 22 day of APRIL, 2002.

Kevin M Young
KEVIN MICHAEL YOUNG

Shannon P. Young
SHANNON P. YOUNG

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)

On April 22, 2002, before me personally appeared KEVIN M YOUNG & SHANNON P YOUNG me know (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 that they executed the same as their free act and deed.

Witness my hand and official seal this 22 day of April, 2002.

Jesus T. Landeros
NOTARY PUBLIC

My Commission Expires:

6/16/2002

JESUS T. LANDEROS
Commission # 1187385
Notary Public - California
Santa Barbara County
My Comm. Expires Jun 16, 2002