THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Tennessee Title & Escrow Co.
504 Autumn Springs Court #20
Franklin, TN 37067

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

George Dean Young III
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2002.

Tina D. Brown
Notary Public
My Commission Expires: 2-19-06

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE

Davidson County DEEDWARR
Recvd: 05/03/02 13:17 2pgs
Fees:13.00 Taxes:444.00

20020503-0054682

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
George Dean Young, III, et ux
1644 Aaronwood Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
TransLand Financial
2701 Maitland Ctr. Pkwy
Ste. 300
Maitland, Florida 32751-7294

MAP-PARCEL NUMBERS:
63-16-B-023

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY P. AGEE and wife, OLIVIA J. AGEE,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **GEORGE DEAN YOUNG, III, and wife, DEBRA A. YOUNG,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns 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. 23 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Book 6900, Page 550, 551 and 552, corrected in Book 7462, Page 445, Book 8110, Page 401 and Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Grantor(s) by deed of record in Book 11044, Page 122, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated to date of closing and assumed by Grantee(s).

This is improved property known as: **1644 Aaronwood Drive, Old Hickory, TN 37138.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** 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 **GRANTEE**, his 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 30 day of April, 2002.

Timothy P. Agee
TIMOTHY P. AGEE

Olivia J. Agee
OLIVIA J. AGEE

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **TIMOTHY P. AGEE and OLIVIA J. AGEE**, with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 30 day of April, 2002.

Notary Public

My Commission Expires: 1/4/06

