PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 07/02/02 15:56 3pgs
Fees:18.00 Taxes:728.90
20020702-0079723

W & I Ref: SK Title No: 43561

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James M. Young Carole Young 150 Morton Mill Nashville, TN 37221	Decision One Mortgage Mortgage Co., LLC 6060 J.A. Jones Drive, Ste 1000 Charlotee, North Carolina 28287

TAX MAP-PARCEL NUMBERS: 141-12-D-150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$197,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John W. Roseberry and wife, L. Ann Roseberry**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James M. Young and spouse, Carole Young** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County ,Tennessee, being Lot No. 150 together with driveway serving said lot on the Plan of Second Revision of Morton Mill Estates of record in Book 7900, page 226, voided in Book 7900, page 561, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John W. Roseberry and wife, L. Ann Roseberry, by deed from Morton Mill, a Tennessee Joint Venture of record in Book 8392, page 887, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 226, voided in Book 7900, page 561 , said Register's Office; Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 7546, page 145, Book 7936, page 704, Book 8079, page 804, By-Laws in Book 7546, page 154 and Book 7936, page 709, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of John W. Roseberry and wife, L. Ann Roseberry by Paula Burtch as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 150 Morton Mill, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of June, 2002 .

John W. Roseberry by Paula Burtch, Atty in Fact

John W. Roseberry by: Paula Burtch, Atty-in-Fact ATTY IN FACT.

L. Ann Roseberry by Paula Burtch, Atty in Fact

L. Ann Roseberry by: Paula Burtch, Atty-in-Fact ATTY IN FACT.

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $197,000.00

Affiant

Sworn and subscribed before me this 28th day of June, 2002

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public

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 , **Paula Burtch** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **John W. Roseberry and L. Ann Roseberry** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2002

CHRISTY WILKINS IVEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires 7/26/2003

EXHIBIT "A"
To
Warranty Deed

FROM: John W. Roseberry and wife, L. Ann Roseberry

TO: James M. Young and spouse, Carole Young

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Paula Burtch, Affiant

Sworn to and subscribed before me this

28th day of June, 2002

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY ... TENN.

...n
...03