Davidson County DEEDWARR
Recvd: 07/08/02 11:27 2pgs
Fees:13.00 Taxes:547.60
20020708-0081745

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of June, 2002.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 5/24/05

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MARY COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Steven K. Youngblood and Terri L. Youngblood
211 Sloan Road
Nashville, Tennessee 37209

SEND TAX BILLS TO:
First Horizon Home Loans
P.O. Box 19664
Irvine, CA 92623-9664

MAP-PARCEL NUMBERS:
103-080-B-211.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **April Odom Buchanan and husband, Gray M. Buchanan** hereinafter referred to as Grantors, hereby transfers and conveys to **Steven K. Youngblood and wife, Terri L. Youngblood** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 211 of Parklane Condominiums, Phase III, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Book 7486, Page 75, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to April Odom Buchanan and spouse, Gray M. Buchanan by deed from William H. Hyatt, Jr. of record in Book 11494, Page 808, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

HOA Charter of record in Book 7710, Page 305, and Book 7895, Page 173, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 7486, Page 75, said Register's Office.

By-Laws of record in Book 7376, Page 580, said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 211 Sloan Road, Nashville, Tennessee 37209.

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 I do covenant with the said **GRANTEES** 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 **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 hand this 27th day of June, 2002.

April Odom Buchanan

April Odom Buchanan

Gray M. Buchanan

Gray M. Buchanan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named April Odom Buchanan and husband, and Gray M. Buchanan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 2002.

Notary Public

My Commission Expires: 5/24/05

SCOTT HUBBARD NOTARY PUBLIC AT LARGE 06508-BP WILLIAMSON COUNTY, TENN. MAR. 27, 2005

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