WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Tammy Silver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2002

NOTARY PUBLIC AT LARGE DAVIDSON County

Mary Birdsong
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

G-8375-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jody R. Young (NAME)	Wells Fargo Home Mortgage, Inc. (NAME)	MAP 73-5
2704 Sandy Drive (ADDRESS)	6701 Carmel Road (ADDRESS)	PARCEL 174
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Charlotte, NC 28226 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Brownie Maddux, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jody R. Young

HEREINAFTER CALLED THE GRANTEES, 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. 14 on the Plan of Riverwood Terrace Subdivision as of record in Book 1835, Page 134, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 begins at a point in the southeasterly margin of Sandy Drive at the common corner of Lots No. 14 and 15; thence with the common boundary line between Lots 14 and 15 southeasterly 120 feet to the common corner of Lots 14, 15 and 16; thence with the common boundary line between Lots 14 and 16 easterly 74.39 feet to the common corner of Lots 14, 16 and 18; thence with the common boundary line between Lot Nos. 14 and 18 northeasterly 61 feet to a point being the common rear corner of Lots 13 and 14; thence with the common boundary line between lots 13 and 14 northwesterly 169.3 feet to the southeasterly margin of Sandy Drive; thence with the margin of Sandy Drive southwesterly 110 feet to the point of beginning.

Being the same property conveyed to Hugh R. Worman, Unmarried, a one-half undivided interest, and Brownie Maddux, a widow, a one-half undivided interest by deed from C. A. Wheeler, Jr., and wife, Alice Wheeler, of record in Book 2146, Page 207, Register's Office for Davidson County, Tennessee. The said Hugh R. Worman having since conveyed his one-half interest in said property to Brownie Maddux, a widow, of record in Book 3377, Page 635, Register's Office for Davidson County, Tennessee.

Leonard R. Shaw executes this instrument as Attorney-in-Fact on behalf of Brownie Maddux, pursuant to the Power of Attorney recorded in Instrument Number 20020716 0085696, Register's Office for Davidson County, Tennessee.

Brownie Maddux and Brownie W. Maddux, being one and the same person.

unimproved ( )
This is improved (X) property, known as 2704 Sandy Drive, Nashville, TN 37216
(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 hand this 12th day of July, 2002

Brownie Maddux
By:
Leonard R. Shaw, Attorney-in-fact
Brownie Maddux by Leonard R. Shaw POA

Davidson County DEEDWARR
Recvd: 07/16/02 15:14 2pgs
Fees:13.00 Taxes:369.63

20020716-0085697

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Leonard K. Shaw, as the Attorney-in-Fact for Bonnie Maddux, by due authority according to the Power of Attorney bestowing such authority to sign on and for the behalf of Bonnie Maddux, as ~~their~~ her Attorney-in-Fact. Witness my hand and official seal on this 12th day of July, 2002.

Notary Public

My Commission Expires: 3-24-05

LESLIE BURNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN