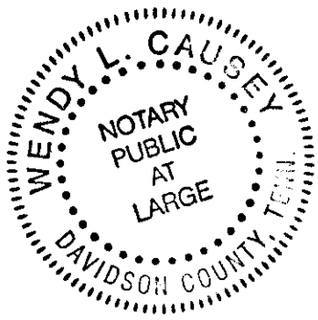


STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,500.00

Jennifer Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 2002.

NOTARY PUBLIC: Wendy L Causey
MY COMMISSION EXPIRES: 5-28-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia A. Jones 504 Debbie Dr Hermitage TN 37076	1st Trust Bank for Savings 6525 Quail Hollow Ste 300 Memphis TN 38120	Map 76.01 Parcel 101

For and in 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,

Ronald E. Youngs and wife, Linda A. Youngs

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Patricia A. Jones, a single person

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. 96A ON THE PLAN OF ZONE LOT DIVISION LOTS 96 & 97 TULIP GROVE WOODS, PHASE 1, OF RECORD IN BOOK 6250, PAGE 506, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 96A FRONTS 39.68 FEET ON THE NORTHERLY MARGIN OF DEBBIE DRIVE AND EXTENDS BACK 133.91 FEET ON THE WESTERLY LINE AND 144.41 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 41.42 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RONALD E. YOUNGS AND WIFE, LINDA A. YOUNGS, BY WARRANTY DEED FROM JACK F. KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., AND OF RECORD IN BOOK 7840, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 506, Register's Office for Davidson County, Tennessee, including but not limited to a 30' minimum building setback line along the front of property; a 10' utilities and drainage easement along the rear and west side of property; a 2½'X 25' utility anchor easement over the southwest portion of property; a 10' sanitary sewer easement across the west portion of property; and a common wall along easterly line of said property.
3) Property is subject to Restrictive Covenants contained in Book 6369, Page 879, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 504 Debbie Drive, Hermitage, TN 37076
(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 our hand(s) this 26th day of July, 2002.

Ronald E. Youngs
Ronald E. Youngs

Linda A. Youngs
Linda A. Youngs

Davidson County DEEDWARR
Recvd: 07/31/02 10:15 2pgs
Fees:13.00 Taxes:297.85

20020731-0091720

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ronald E. Youngs and wife, Linda A. Youngs, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076