THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Roger Young, et ux 1265 St. Ann St Jackson, Mississippi 39202	Same as New Owner	Map 17 Parcel 56

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GARY B. GUPTON and wife, LINDYN W. GUPTON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ROGER YOUNG and wife, CAROL YOUNG, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as Tract No. 5 on the unrecorded survey of the Redding Subdivision dated March, 1990, by David A. Demerick, Registered Land Surveyor, No. 1219, as follows:

Beginning at an iron pin in the westerly margin of Luster Road, a corner to the property of Gupton of record in Book 5398, page 605, Register's Office for Davidson County, Tennessee; thence with the line of Gupton, North 84 deg. 16' 38" West 990.82 feet to an iron pin in the line of the property conveyed to Davis of record in Book 7956, page 223, said Register's Office; thence with the line of Davis, North 14 deg. 34' 13" East 246.33 feet to an iron pipe marking the corner of the property conveyed to Harris of record in Book 6134, page 711, said Register's Office; thence with the line of James T. Grissom, South 81 deg. 06' 13" East 1,056.0 feet to an iron pin in the westerly margin of Luster Road; thence with said margin of said road, on a curve having a chord of South 28 deg. 20' 06" West 170.0 feet to a point; thence South 31 deg. 43' 59" West 41.0 feet to the point of beginning and containing 5.07 acres, more or less.

Being the same property conveyed to Gary B. Gupton and wife, Lindyn W. Gupton, by deed from Harold L. Redding and wife, Martha Jane Redding, of record in Book 8106, page 859, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2301 Luster Rd., Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

Davidson County DEEDWARR
Recvd: 10/21/02 10:05 2pgs
Fees:13.00 Taxes:153.55
20021021-0128720

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney at closing.

2. Subject to Agreement for Easements and Restrictive Covenants for Redding Subdivision filed for record in Book 8106, page 562, said Register's Office.

3. Subject to the meanders of a branch or creek crossing the front part of the property hereinabove described and the riparian rights of others in the said branch or creek.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

GARY B. GUPTON

LINDYN W. GUPTON

"GRANTEES"

ROGER YOUNG

CAROL YOUNG

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY B. GUPTON and wife, LINDYN W. GUPTON, and ROGER YOUNG and wife, CAROL YOUNG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 17th day of October, 2002.

NOTARY PUBLIC LARGE

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $41,500.00.

Affiant

Sworn to and subscribed before me, this the 17th day of October, 2002.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005