This Instrument Was Prepared By:
W. WILLIAM DAVIS, ATTORNEY
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

Davidson County DEEDWARR
Recvd: 12/03/02 12:22 2pgs
Fees:13.00 Taxes:255.30
20021203-0148670

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, Beth Ami Young (formerly Beth Ami Faircloth) and husband, J. Scott Young ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto Thomas K. Noe and wife, Donna S. Noe ("Grantees") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 7 on the plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, Page 253, in the Register's Office of Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, page 275 in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Beth Ami Faircloth by Warranty Deed from 1994-N2 Tennessee Associates, L. P. dated January 15, 1999 and recorded February 16, 1999, of record in Book 11340, Page 969, Register's Office for Davidson County, Tennessee.

Beth Ami Faircloth is now married to J. Scott Young and is known as Beth Ami Young.

J. Scott Young, husband of Beth Ami Young, joins in this conveyance to relinquish any and all right, especially marital rights, which he may have in said property, by virtue of the marriage.

This property is known as 2258 Lebanon Road, #7, Nashville, TN 37214

This property is subject to matters shown on the Plan of record in Book 5200, Page 702, Register's Office for Davidson County, Tennessee and all easements, restrictive covenants & other matters of record.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor and his heirs, successors, assigns & representatives will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 20th day of November, 2002.

Beth Ami Young

J. Scott Young

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Beth Ami Young and J. Scott Young with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 20th day of November, 2002.

Shannon C Sylvester

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 69,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SHANNON C. SYLVESTER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 1, 2006

Affiant

Shannon C Sylvester

Subscribed and sworn to before me this 20th day of November, 2002.

Notary Public Joey Sanders

Commission Expiration:_____

JOEY SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 29, 2006

SHANNON C. SYLVESTER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 1, 2006

RETURN TO:

Jack Case Wilson Title
4698 Lebanon Rd
Hermitage, Tenn. 37076

SEND TAX BILLS TO:

Thomas K. Noe

PROPERTY ADDRESS & NEW OWNER:

Thomas K. Noe
2258 Lebanon Road, #7
Nashville, TN 37214

MAP PARCEL NUMBER:
95-3-A-7 CO