WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Foundation Group , Inc	SAME	72-15-164.00 1601 Porter Ave 83-10-253.00 311 N. 17th St 71-15-438.00 1212 Stainback Ave. 72-13-171.00 2415 Emmett Ave. 83-0--379.00 1410 Forrest Ave. 94-01-323.00 707 S. 14th St.
(NAME)	(NAME)	
4709 Lascassas Pike	SAME	
(ADDRESS)	(ADDRESS)	
Lascassas . Tn 37085	SAME	
(CITY) (STATE) (ZIP)	(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, **William B. Young** AND WIFE JUANITA YOUNG AKA JUANITA W. YOUNG, RUTH J. YOUNG, AND RUTH JUANITA YOUNG HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Foundation Group**, INC.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:

SEE ATTACHED EXHIBIT A

unimproved
This is improved ☒ property, known as

1601 Porter Ave., Nashville, Tn 37206
311 North 17th St. Nashville, Tn 37206
1212 Stainback Ave., Nashville, Tn 37207
2415 Emmett Ave., Nashville, Tn 37206
1410 Forrest Ave.,, Nashville, Tn 37206
707 S 14th St., Nashville, TN 37206

(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/my hands this 12/7/02

William B. Young

Juanita Young aka Juanita W. Young, Ruth J. Young,Ruth Juanita Young

Davidson County DEEDWARR
Recvd: 12/13/02 14:04 4pgs
Fees:23.00 Taxes:851.00
20021213-0153991

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public, personally appeared William B. Young and Juanita W. Young the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 11/27/06.

Commission expires:

5/20/06

NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 58 on the Map of PorterRroad Subdivision of the Shinkle property as of record in Book 843, page 38 Register's Office for said County. Said Lot No. 58 fronts fifty feet on the westerly side of Porter Avenue and runs back 141 feet on the northerly line and 145 feet on the southerly line to a dead line and measures 50 feet thereon.

Being the same property conveyed to William B. Young and wife, Ruth J. Young by Deed from James S. Fagg and wife, Juanita Fagg dated 11/12/79, recorded 11/13/79 in Book 5530, page 132, Register's Office for Davidson County, Tennessee.
Property Address:
1601 Porter Ave.
Nashville, Tennessee 37206

Land in Davidson County, Tennessee being Lots No. 4 and 5 on the unrecorded Re-subdivision of Lot No. 82 on the plan of Lockland of record in Book 57, page 135, Register's Office for said County. According to a survey made by W. Southgate May 1905 Lots No. 4 and 5 of said Re-subdivision adjoin and front together 140 feet on the easterly side of 17th Street and run back between parallel lines Lot No. 4 running back along the northerly margin of an 11 foot alley 150 feet to a dead line in the rear.

Included therein but expressly excluded therefrom in the following described property being a division of Lot No. 82 on the Map of Lockland as of record in Book 57, page 135 said Register's Office and the Re-subdivision of Lots No. 4 and 5 on the unrecorded Subdivision of Lots No. 82 by W.W. Southgate dated May 1905 and not of record. Said lot and part of said lot front together 75 feet on the easterly margin of 17th Street and run back between parallel lines with the northerly margin of an alley 150 feet to a dead line.

Being the same property conveyed to William B. Young and wife, Ruth Juanita Young by Deed from James E. Shoemaker Jr. and wife, Patsy West Shoemaker dated 4/11/80, of record in Book 5590, page 786, Register's Office for Davidson County, Tennessee.
Property Address:
311 North 17th St.
Nashville, Tennessee 37206

Land in Davidson County, Tennessee being the northerly 32 feet 10 inch of Lot No. 109 on the Plan of Sharpe and Horns First Addition to East Nashville as of record in Book 57, page 152, Register's Office for said County. Said part of Lot No. 109 fronts 32 feet 10 inches on the westerly side of Stainback Avenue and runs back between parallel lines 167 1/2 feet more or less to an alley

Being the same property conveyed to William B. Young and wife, Ruth J. Young by Deed from H. Gordon Wynn Jr. dated 7/12 82, recorded 7/23/82 in Book 5914, page 807, Register's Office for Davidson County, Tennessee.
Property Address:
1212 Stainback Ave.
Nashville, Tennessee 37207

Being Lot No. 238 on the map of a revised part of Teavecca Subdivision of Renraw as of record in Book 421, page 169 Register's Office for Davidson County, Tennessee. Said Lot No. 238 fronts 50 feet on the westerly side of Emmett Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William B. Young and wife, Juanita W. Young by Deed from Beatrice E. Weston dated 10/26/79, recorded 10/30/79 in Book 5521, page 879, Register's Office for Davidson County, Tennessee.
Property Address:
2415 Emmett Ave.
Nashville, Tennessee 37206

Exhibit A Continued

Land in Davidson County, Tennessee being the westerly 6-1/3 feet of Lot No. 38 and the easterly 33-2/3 feet of lot no 39 on the Plan of the Subdivision of the Lindsley 29 acre tract as of record in Book 57, page 66, Register's Office for said County. Said westerly part of Lot 38 and the easterly part of Lot 39 front together 40 feet on the southerly side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William B. Young and wife, Juanita Young by Deed from Mary Kemp Smith dated 10/2/73, recorded 10/4/73 in Book 4752, page 453, Register's Office for Davidson County, Tennessee.
Property Address:
1410 Forrest Ave.
Nashville, Tennessee 37206

Being Lot No. 36 on the Map of Shelby Village Section 2 as of record in Book 1835, page 48, Register's Office for said County. Said Lot No. 36 fronts 66 feet on the east side of South 14th Street and runs back between lines 123.2 feet on the north line in the rear measuring 66 feet thereon.

Being the same property conveyed to William B. Young and wife, Juanita W. Young by Deed from David W. Fox and wife, Janice M. Fox dated 6/4/73 recorded 6/5/73 in Book 4714, page 344, in Register's Office for Davidson County Tennessee.
Property Address:
707 S 14th St.
Nashville, Tennessee 37206