WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/21/03 13:12 2pgs
Fees:13.00 Taxes:666.00

20030121-0008250

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$180,000.00.**

Adrienne Young
Affiant

Subscribed and sworn to before me this 15th day of January, 2003.

Notary Public
My Commission expires: NOTARY PUBLIC AT LARGE
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Adrienne Young	SAME	104-10-254
3612 Pilcher Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **George W. Shuff IV, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Adrienne Young**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being the westerly part of Lot No. 174 and the northeasterly triangular part of Lot No. 173, on the Map of a part of West Grove addition, of record in Plat Book 421, Page 88, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by John Kohl & Company, P.C., dated October 19, 2000, bearing file No. 15532-267, as follows:

BEGINNING at a point in the northerly margin of Pilcher Avenue, at the corner of Lot Nos. 173 and 174; thence northerly, crossing Lot No. 173, to a point in the southerly margin of the right-of-way of the N. C. & St. L. Railroad, said point being 25 feet East of the common northerly corner of Lot Nos. 172 and 173; thence along the southerly margin of said railroad, easterly 50 feet to a point; thence southerly 372.5 feet, more or less, to the northerly margin of Pilcher Avenue; thence with the margin of the same, westerly 50 feet to the point of beginning.

Being the same property conveyed to George W. Shuff IV, by deed from Thomas J. Luschen and wife, Michelle Campbell Luschen, of record in Instrument 20001101-0108376, Register's Office for Davidson County, Tennessee.

The said Christy Shuff joins in the conveyance of said property to convey any interest that she may have particularly any marital interest.

The property is subject to the following:

Subject to all matters as shown on the Plan of record in Plat Book 421, page 109, Register's Office Davidson County, Tennessee.

Easement for Right of Way of record in Book 6025, Page 720, Register's Office Davidson County, Tennessee.

This is improved property known as: **3612 Pilcher Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this January 15, 2003.

George W. Shuff, IV

Christy Shuff

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **George W. Shuff, IV and Christy Shuff** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 15, 2003

My commission expires 2004

ANDREW H. MALONE NOTARY PUBLIC AT LARGE

Notary Public