This Instrument Prepared By:
**BROKERS ESCROW SERVICES, INC.**

**211 Donelson Pike, Suite 2, P. O. BOX 140255** **BOX 15**
**Nashville, Tennessee 37214**

ADDRESS NEW OWNER:
**CHERYL MYINT**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
SunTrust Mortgage, Inc.
201 4th Avenue North, 7th Floor
Nashville, Tn 37219

MAP **119-13-0**
GROUP
PARCEL **182.00**

Davidson County DEEDWARR
Recvd: 02/04/03 16:05 2pgs
Fees:13.00 Taxes:362.60
20030204-0015467

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **FARRIS YOUNG and BRENDA J. YOUNG, husband and wife** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **CHERYL MYINT, a single woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: *A. 76, 82.45

Land in Davidson County, Tennessee, being Lot Number 76 on the Map of College Heights, of record in Plat Book 332, page 19, Register's Office for Davidson County, Tennessee to which Map reference is hereby made for a more complete description thereof.

Being the same property conveyed to FARRIS YOUNG and BRENDA J. YOUNG, husband and wife by deed from Secretary of Housing and Urban Development dated APRIL 11, 2002, of record in Instrument No. 20020416-0046964, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 332, page 19, said Register's Office.
4. Subject to any Homeowner Association dues and/or fees, if any, of record in Register's Office for said County.
5. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

This is improved property known as 477 Morton Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", her heirs and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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 hands this the 31st day of January, 2003.

FARRIS YOUNG

BRENDA J. YOUNG

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **FARRIS YOUNG and BRENDA J. YOUNG, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of January, 2003.

NOTARY PUBLIC

LEE C. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual value or consideration, whichever is greater, for this transfer is $98,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 1/31/03

LEE C. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE