PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref( ST ) Title No: 44214
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/25/03 16:19 2pgs
Fees:13.00 Taxes:739.63
20030325-0039455

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Gregory L. Young<br>Katrina Young<br>3815 Stevens Lane<br>Nashville, Tennessee 37218 | SunTrust Mortgage, Inc.<br>201 Fourth Ave. N/7th Floor<br>Nashville, Tennessee 37219 |

**TAX MAP-PARCEL NUMBERS:** 048-00-103

# *WARRANTY DEED*
***(Corporate)***

**FOR AND IN CONSIDERATION** of the sum of **$199,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Southern Sun Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory L. Young and spouse, Katrina Young,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being described as follows:

Commencing with the intersection of the center line of Homeland Drive and the Southerly right-of-way margin of Stevens Lane; thence along said right-of-way Westerly 60.0 feet to an iron pin to the point of beginning; thence following said right-of-way with a curve to the right having a radius of 741.21 feet, and a length of 200.61 feet to an iron pin; thence North 60 degrees 00 minutes W 72.6 feet to an iron pin; thence S 79 degrees 20 minutes W 331.38 feet to an iron pin; thence leaving said right-of-way S 83 degrees 23 minutes 26 seconds E 845.69 feet to the point of beginning.

Being the same property conveyed to Southern Sun, Inc., by deed from Westport Development Company of record in Doc. No. 20020807-0094772 register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson county, Tennessee, by instrument of record in Book 7732, Page 922, said Register's Office.

**This is improved property, known as: 3815 Stevens Lane, Nashville, Tennessee 37218**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 19th day of March, 2003.

**Southern Sun Inc.**

**By:Robert Edward Lee**
Title: President

**State of** TENNESSEE
**County of** DAVIDSON

Before me, the undersigned, personally appeared **Robert Edward Lee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of **Southern Sun Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 19th day of March, 2003.

My Commission Expires: My Commission Expires MAY 30, 2004 PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $199,900.00

Affiant

Sworn and subscribed before me this the 19th day of March, 2003.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public