THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20502**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $384,000.00. Bonnie S Young Affiant Subscribed and sworn to before me, this 29th day of APRIL, 2003. Notary Public My Commission Expires: LARGE

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Ms. Bonnie Sue Young 5821 Chase View ~~Drive~~ Road Nashville, TN 37221	**Send Tax Bills To:** Pinnacle Mortgage Group 7220 West Jefferson Avenue, #100 Lakewood, CO 80235	**Tax Information:** MAP 156-13 PAR 23 FB 09D 83704

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PATRICK L. MALONE AND WIFE LISA A. MALONE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BONNIE SUE YOUNG, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5821 Chase View ~~Drive~~ Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of APRIL, 2003.

Patrick L. Malone
PATRICK L. MALONE

Lisa A. Malone
LISA A. MALONE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PATRICK L. MALONE AND WIFE LISA A. MALONE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of APRIL, 2003.

My Commission Expires: _____

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 05/20/03 12:40 2pgs
Fees:13.00 Taxes:1420.80

20030520-0068687

EXHIBIT "A"

Land in Davidson and Williamson County, Tennessee, being Lot No. 25 on the Plan of Revision Two Final Plat for Chase Creek, as of record in Plat Book 9700, page 524, (D) and in Plat Book 25, page 60, (WMS), Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick L. Malone and wife, Lisa A. Malone by deed from Chase Creek, LLC of record in Book 2030, page 32, WMS and Instrument No. 200007310075005, (D), said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 10659, page 914, (D), Book 1583, page 30, (WMS); (3) Easements of record in Book 10767, page 5, (D), Book 10232, page 329, (D); and (4) All matters appearing on the Plan of record in Plat Book 9700, page 524, (D) and Plat Book 25, page 60, (WMS), said Register's Office.