Davidson County DEEDWARR
Recvd: 05/23/03 15:11 2pgs
Fees:13.00 Taxes:536.50

20030523-0070887

Prepared By And Returned To
McMackin Title Company
213 A Ward Circle, Suite 104
Brentwood; TN 37027
(615) 221-6565

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41850**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 145,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
17th DAY OF APRIL, 2003

Notary Public

MY COMMISSION EXPIRES:

QUB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JULY 26, 2003

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JAMES YOUNG **107 Connor Drive** **Goodlettsville, Tn 37072**	Same	**25-12-84** **GO 16626**

FOR AND IN 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 **CARL BRENT POULTON and wife, ANITA W. POULTON**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES YOUNG and wife, KIM YOUNG**

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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Ranchwood Estates, Section II, as of record in Book 3600, page 67, Register's Office for said County.

Said Lot No. 24 fronts 131 feet on the southerly side of Connor Drive, and extends back 445.45 feet on the easterly side and 445.45 feet on the westerly line in the rear on which it measures 52.3 feet.

Being the same property conveyed to Carl Brent Poulton and wife, Anita W. Poulton by deed from Ray Bennett and wife, Patricia Ann Bennett of record in Book 5120, page 754, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **107 Connor Drive, Goodlettsville, Tennessee 37072**
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 HANDS THIS 17 DAY OF APRIL, 2003.

Carl Brent Poulton

CARL BRENT POULTON

Anita W. Poulton

ANITA W. POULTON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CARL BRENT POULTON and wife, ANITA W. POULTON, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 17 day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006