THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 07/17/03 15:21 2pgs
Fees:13.00 Taxes:514.30

20030717-0100669

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Keree L. Riha and Miguel A. Cazarin 2225 Crescent Valley Lane Hermitage, Tennessee 37076	SAME	164-16-0-D-131.00

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, I James Young, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Keree L. Riha and Miguel A. Cazarin, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 289 on the Plan of Section Three, Truxton Park of record in Instrument No. 20011024-0116272, said Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description..

BEING the same property conveyed to James Young and wife, Jennifer Young by deed of record in Instrument #20020701-0078853, Register's Office for Davidson County, Tennessee.

Jennifer Young is now deceased.

This is improved property known as: 2225 Crescent Valley Lane, Hermitage, Tennessee 37076.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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. Whenever 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 2nd day of July, 2003.

James Young

LELAND L. COLEMAN JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN.

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Young with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 2nd day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 7/6/05

LELAND L. COLEMAN JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $139,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 7/6/05

LELAND L. COLEMAN JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.