THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21197-06-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $67,500.00. Affiant Subscribed and sworn to before me, this 18th day of July, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Charles L. Young Judy Young 2116 Hobbs Road N-9 Nashville, TN 37215	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 4th Avenue North, 7th Floor Nashville, TN 37219	**Tax Information:** Map No.131.02-A Parcel No. 105.00 CO FB 07DA-79242

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, **John M. Thrower,*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles L. Young and wife, Judy Young and Jessica 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.

*Married

This is Improved property located at 2116 Hobbs Road N-9, Nashville, TN, 37215

This is not the principal residence of Grantor.

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 July 18, 2003.

John M. Thrower

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John M. Thrower** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2003.

Notary Public

My Commission Expires: _____

OR

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/24/03 16:15 2pgs
Fees:13.00 Taxes:249.75

20030724-0103983

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. N-9 on the Plan of Hobbs House Condominiums Apartments as of record in Plat Book 4595, page 74, amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John M. Thrower and wife, Donna T. Thrower by deed dated May 19, 1986 from W. E. Sheriff and wife, Sharon A. Sheriff of record in Book 6863, page 444, Register's Office for Davidson County, Tennessee. The said Donna T. Thrower having conveyed her interest in subject property to John M. Thrower by quitclaim deed of record in Book 9639, page 252, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Restrictions of record in Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Hobbs House Condominium Apartments, of record in Book 5289, page 515 amended in Book 5292, page 958; Book 5293, page 612; Book 6822, page 893; Book 7802, page 299; Book 7824, page 974 and Book 8483, page 670, Register's Office for Davidson County, Tennessee.;