Davidson County DEEDWARR
Recvd: 08/15/03 07:47 2pgs
Fees:13.00 Taxes:370.00
20030815-0117544

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

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Brentwood, TN 37027

ADDRESS NEW OWNER:
Edgar B. Young, Trustee and Marie P. Young, Trustee
of the Young Family Revocable Living Trust
905 Radford Drive
Nashville, TN 37217

SEND TAX BILL TO:
Owner

MAP **107**
GROUP **9**
PARCEL **69**

MORTGAGEE:

NONE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James M. Garrett, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Edgar B. Young, Trustee and Marie P. Young, Trustee of the Young Family Revocable Living Trust dated May 18, 1995,**, 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. 59 on the Plan of Patricia Heights, Section I, of record in Plat Book 2331, page 130 & 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to James M. Garrett and wife, Myrna J. Garrett by deed from A & C Homes, Inc. of record in Book 2644, Page 191, Register's Office for Davidson County, Tennessee. Myrna J. Garrett is now deceased.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 912 Radford Drive, Nashville, Tennessee 37217.

Dora M. Garrett, wife of James M. Garrett, joins in this conveyance for the purposes of conveying her right, title, and interest in the subject property, marital or otherwise.

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", its successors and assigns, forever, and, "GRANTOR" does covenant with the said "GRANTEES" that lawfully seized and possessed of said land in fee simple, a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", further covenants and binds , his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 11th day of August, 2003.

James M. Garrett

James M. Garrett

Dora M. Garrett

Dora M. Garrett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James M. Garrett and Dora M. Garrett**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of August, 2003.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $100,000.00.

Edgar B. Young
AFFIANT

Subscribed and sworn to before me on this 11th day of August, 2003.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/04