This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
2003070384

Davidson County DEEDWARR
Recvd: 09/02/03 14:34 3pgs
Fees:18.00 Taxes:777.00
20030902-0126761

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark Richards and wife, Karen M. Richards** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Jonathon Young, unmarried,** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Williamson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 28 day of August, 2003.

Mark Richards

Karen M. Richards

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Lola Mark Richards and wife, Karen M. Richards,** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 28 day of August, 2003.

GRANT B. STOCKTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENNESSEE

My Commission Expires Sept. 25, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

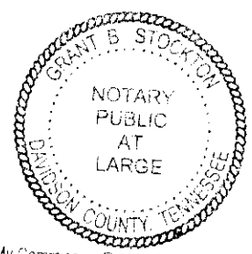
Sworn to and subscribed before me this 28 day of August, 2003.

Notary Public

My Commission Expires:_____

Map and Parcel: 109-01-0-A-44.00 CO

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Mark Richards and wife, Karen M. Richards
3928 Lakeridge Run
Nashville, Tennessee 37214



My Commission Expires Sept. 25, 2004

Exhibit A

Being Lot No. 52 on the plan of Phase Three Lakeridge, of record in Plat Book 9700, Page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mark Richards and wife, Karen M. Richards by Warranty Deed from Frank Batson Homes, Inc., dated 11/26/97 and recorded 12/01/97 in Book 10701, Page 914, Register's Office for Davidson County, Tennessee. Re-recorded in Book 10839, page 459, Register's Office for Davidson County, Tennessee.

Map & Parcel: 109-01-0-A-44.00

Property also known as: 3928 Lake Ridge Run
Nashville, TN 37214