Davidson County DEEDWARR
Recvd: 11/17/03 15:48 2pgs
Fees:13.00 Taxes:418.10

20031117-0167610

WARRANTY DEED

B-CMG-03-2828

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF November, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 20 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya M. Nicholson	Chase Manhattan Mortgage	
2828 A Surrey Road (ADDRESS)	1400 E Newport Center Drive (ADDRESS)	96-9-146
Nasvhille, Tennessee 37214 (CITY) (STATE) (ZP)	Deerfield Beach, FL 33442 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROY W. YOUNG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TONYA M. NICHOLSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 17 on the Plan of Donelson Heights of record in Plat Book 1424, Page 35, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Roy W. Young by Deed dated May 16, 2001 and filed for record on May 21, 2001 in Instrument Number 20010521-0052161, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Sanitary Sewer/Storm Drainage, Water Mains and Appurtenances Easements of record in Book 6249, Page 455, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Roy W. Young does not occupy the said property as his primary residence.

unimproved ( )
This is improved (X) property, known as 2828 A Surrey Road, Nasvhille, Tennessee 37214
(House Number) (Street) (P.O. Address) (Cty or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 7th day of November, 2003.

Roy W. Young

STATE OF Tennessee

COUNTY OF Davidson

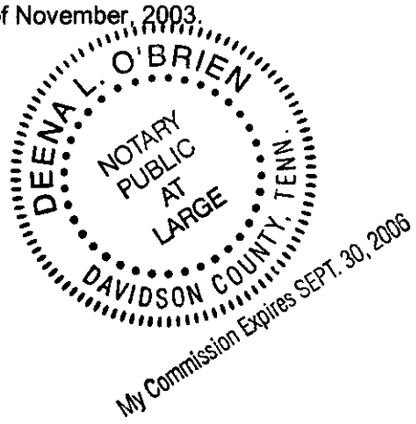
I, DEENA L O'BRIEN, a Notary Public of the County and State first above written, do hereby certify that Roy W. Young personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7th day of November, 2003.

Deena L O'Brien
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903