

Davidson County DEEDWARR
Recvd: 01/02/04 15:01 2pgs
Fees:13.00 Taxes:877.10



20040102-0000776

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $183,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of December, 2003.

Notary Public

My commission expires: 7-29-06

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, Tennessee 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Melissa Rae Keeney	**First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans**	**52-6-19**
737 Howse Avenue	**2525 West End Avenue, Suite 400**	
Madison, Tennessee 37115	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Gary D. Young and wife, Deanna N. Young

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melissa Rae Keeney, unmarried

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. 10 on the Plan of Pickett Heights, Section I, of record in Book 2331, page 37, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gary D. Young and wife, Deanna N. Young, by deed from Betty A. Douglas, a widow, dated 11/17/99, of record in Book 11749, page 287, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2331, Page 37, Register's Office for Davidson County, Tennessee.
Any and all visible easements lying on or across the property.
Rights or claims of parties in possession not shown by the public records.
Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved (X) unimproved (____) property known as 737 Howse Avenue, Madison, Tennessee 37115.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

251-BB

Witness my/our hand(s) this 23rd day of December, 2003.

Gary D. Young

Deanna N. Young

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Gary D. Young and wife, Deanna N. Young, the within named sellers, 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 23rd day of December, 2003.

Ester Baldwin
Notary Public

My Commission Expires: 7-29-06

ESTER BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

RETURN TO:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067