McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me, this 31st day of December, 2003.

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

Davidson County DEEDWARR
Recvd: 01/09/04 14:48 2pgs
Fees:13.00 Taxes:259.00
20040109-0004102

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Floyd Investments, L.L.C.	**New Owner**	**103-8-O-A-19-CO**
2106 Crestmoor Road		
Nashville, Tennessee 37215		

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,

Kathryn G. Young, married,

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

Floyd Investments, L.L.C. , a limited liability company,

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:

Being a certain Condominium Apartment known as A-303 of the plan of Westlawn Green, of record in Plat Book 5200, pages 20-24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathryn G. Young, by Warranty Deed, from R. Scott Mays, unmarried, of record in Instrument No. 200003210028795, dated March 20, 2000, Register's Office for Davidson County, Tennessee.

Robert J. Young, Jr., husband of Kathryn G. Young, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 5200, page 20-24, Register's Office for DAVIDSON County, Tennessee.
2. Easement to Metropolitan Government of record in Book 5238, page 134, Register's Office for DAVIDSON County, Tennessee.
3. Subject to rights of others in and to common areas/elements.
4. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
5. Master Deed of record in Book 5238, page 863 and Book 5266, page 22, Register's Office for DAVIDSON County, Tennessee.
6. By-Laws for Homeowners Association of record in Book 5238, page 872 and Book 6748, page 423, Register's Office for DAVIDSON County, Tennessee.
7. Any and all visible easements lying on or across the property.

This is improved (____) unimproved (____) property known as 4425 Westlawn Drive, A-303, Nashville, Tennessee 37209.

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.

Witness my/our hand(s) this 31st day of December, 2003.

Kathryn G. Young

Kathryn G. Young

Robert J. Young, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Kathryn G. Young, and husband Robert J. Young, Jr., the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2003.

Notary Public

My Commission Expires:

