

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $172,370.00

Gary David Young
Affiant

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

Ester Baldwin
Notary Public

My commission expires: 7-29-06

Davidson County DEEDWARR
Recvd: 02/02/04 11:18 2pgs
Fees:13.00 Taxes:637.77

20040202-0012347

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:
Gary David Young **Deanna Nollner Young**	**First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans**	**42-13-46**
600 Vanoke Drive	**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,

Linda C. Toth, ~~**an una**~~ unmarried

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

Gary David Young and wife, Deanna Nollner Young

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. 12 on the Plan of Resubdivision of Lots Nos. 11 and 12, Section One, Hedgewood Hills, of record in Book 3500, page 65, 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 Kenneth D. Toth and wife, Linda C. Toth by deed from Earl L. Goff and wife, Mary E. Goff, dated 9/14/87, of record in Book 7352, page 857, Register's Office for Davidson County, Tennessee. By Quitclaim deed, dated 4/15/96, of record in Book 10606, page 350, said Register's Office, Kenneth D. Toth conveyed his interest in the subject property to Linda C. Toth.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3500, Page 65, 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 600 Vanoke Drive, 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.

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

Linda C. Toth

Linda C. Toth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Linda C. Toth, 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