PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 02/09/04 15:26 2pgs
Fees:13.00 Taxes:832.50
20040209-0015631

W & I Ref:(KM) Title No: 45308
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard A. Youmans Laura Youmans 3537 Pleasant Valley Drive Nashville, Tennessee 37204	~~SAME~~ Churchill Mortgage Corp. 7101 Old Hickory Blvd. #400 Brentwood, TN. 37027

TAX MAP-PARCEL NUMBERS: 118-14-123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$225,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersignedJoseph O. Rochester, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Richard A. Youmans and Laura Youmans hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 49 on the map of Longview Manor, section One and Two of record in Book 1424, Page 127, Register's Office for said County.

Said Lot No. 49 fronts 126 feet on the westerly margin of Pleasant Valley Road and extends back 173.4 feet on the northerly line and 172.1 feet on the southerly line to a dead line in the rear, measuring 106 feet thereon.

Being the same property conveyed to Joseph O. Rochester by deed from Leonard W. Warren and wife, Laura G. Warren of record in Document No. 20011002-0105976, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Page 127, said Register's Office, which Plan shows a 60 foot minimum building setback line from Pleasant Valley Road and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as: 3537 Pleasant Valley Drive, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of January, 2004.

Joseph O. Rochester

State of TENNESSEE
County of DAVIDSON

On this 23rd day of January, 2004 , before me the undersigned authority, personally appeared Joseph O. Rochester , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Sworn and subscribed before me this the 23rd day of January, 2004

Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.