PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: KM Title No: 45396

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/05/04 15:01 2pgs
Fees:13.00 Taxes:851.00
20040405-0038337

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Donald R. Young Christine A. Young 5937 Fireside Drive Brentwood, Tennessee 37027	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 160-16-61

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian E. Anderson,** unmarried and **Katrina L. Anderson,** unmarried, hereinafter called the **Grantors,** has bargained and sold, and by these presents does hereby transfer and convey unto **Donald R. Young** and **Christine A. Young** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in **Williamson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 64 on the Revised Hearthstone Phase 6 of record in Book 6900, Page 254 and 255 Register's office for said County to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Brian E. Anderson and wife, Katrina L. Anderson by deed from Anne Schmide, married of record in Book 1419, Page 353; Book 10115, Page 568, Register's office for Williamson and Davidson County, Tennessee, respectively. Brian E. Anderson and Katrina L. Anderson have since been divorced by final decree of the 4th Circuit Court for Davidson County, Tennessee No. 01D-2564.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 254 and 255, said Register's Office, which Plan shows a 30 foot minimum building setback line from Fireside Drive, together with additional setback designations, and 10 foot easement for public utility and drainage purposes along the front and rear line(s), The Declaration of Covenants, Conditions and Restrictions of record in Book 5409, page 485, Book 6917, page 575; Book 7053, Page 982, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; The terms and conditions set out in the Final Decree of Divorce issued by the 4th Circuit Court for Davidson County, Tennessee in reference to subject property, of record in No. 01D-2564 Circuit Court Clerks for Davidson County, Tennessee.

This is improved property, known as: 5937 Fireside Drive, Brentwood, Tennessee 37027

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 25th day of March, 2004 .

Brian E. Anderson

Brian E. Anderson

Katrina L. Anderson

Katrina L. Anderson

State of TENNESSEE

County of WILLIAMSON

On this 25th day of March, 2004 , before me the undersigned authority, personally appeared **Brian E. Anderson and Katrina L. Anderson** , 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.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $230,000.00

Amanda L Amer

Affiant

Sworn and subscribed before me this 25th day of March, 2004

Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.