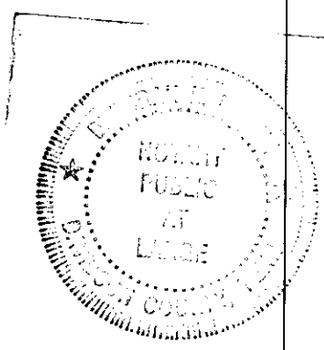
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Stephanie L. Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2004

Notary Public:

MY COMMISSION EXPIRES: 11-27-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Matthew A. Young	Realty Mortgage Corporation	Map 086
3240 Dockside Drive	215 Katherine Drive	Group 09-0
Hermitage, TN 37076	Flowood, MS 39232	Parcel 029.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we
Maria A. Clemens, f/k/a Maria A. Bullock, and husband, Art Clemens,
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Matthew A. Young and wife, Stephanie L. 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:

BEING Lot No. 25, on the Plan of Section Three, Lakeside Woods Estates, of record in Plat Book 7900, Pages 218, 219, and 220, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to ~~Mria~~ MARIA A. Bullock, unmarried, by deed from Linda M. Carpenter, f/k/a Linda M. Guffey, of record in Instrument 200002220017133, said Register's Office.

This conveyance is subject to: (1) 2004 County Taxes which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 7900, pages 218, 219 and 220, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3240 Dockside Drive, Hermitage, TN 37076

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, their heirs and assigns forever; and we do covenant with 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 is 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 hand this 28th day of April, 2004.

Maria A. Clemens

Art Clemens

Davidson County DEEDWARR
Recvd: 05/06/04 15:09 2pgs
Fees:13.00 Taxes:384.80

20040506-0052055

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angelica Clemons, f/k/a Maria A. Bullock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2004.

** and Art Clemens

My Commission Expires: 01/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Return to:
Advantage Title
109 Kenner Ave
Nashville, TN 37205
#1094