This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2040100

Davidson County DEEDWARR
Recvd: 05/11/04 10:07 2pgs
Fees:13.00 Taxes:702.63
20040511-0053642

Send Tax Bills To:
New Owner

New Owner is:
Michael Rafe Young and Elizabeth Clay Young
2781 Call Hill Road
Nashville, TN 37211

MAP: 172-12-O-B-290.00CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Wade L. Riley, Jr. and wife Lorrie A. Riley**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michael Rafe Young and wife, Elizabeth Clay Young**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 462 on the Plan of Bradford Hills, Section Thirteen, of record in Book 7900, page 6, amended in Book 7900, page 661, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Wade L. Riley, Jr. from Kimberly M. Kuhlmann, formerly known as Kimberly M. Lewis, now unmarried, by Warranty Deed dated March 27, 1998 and recorded April 1, 1998 in Book 10866, page 308, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 8069, page 170 and Book 9227, page 69; By-laws of record in Book 8071, page 531; Charter of Bradford Hills HOA of record in Book 8071, page 520; Open Space conveyance of record in Book 8154, page 304; Deeds of conveyance for sanitary sewers and water mains of record in Book 8377, page 769 and Book 8377, page 808; and all matters of record on plat in Book 7900, page 6, amended in Book 7900, page 661, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of April, 2004.

GRANTOR:

Wade L. Riley, Jr.

Lorrie A. Riley

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Wade L. Riley, Jr. and wife Lorrie A. Riley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of April, 2004.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$189,900.00**.

Affiant

SWORN TO and subscribed before me this 28th day of April, 2004.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

NOTARY PUBLIC
My commission expires: _____