Davidson County DEEDWARR
Recvd: 07/21/04 15:26 2pgs
Fees:13.00 Taxes:658.23

20040721-0087452

WARRANTY DEED

B-CBB-04-1105

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Timothy E Kelly
Affiant

Subscribed and sworn to before me, this 19th DAY OF July, 2004.

Shauna Daniels
Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEP. 25, 2004
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy E. Kelly	Standard Mortgage Corporation	
1105 Acklen Ave	(NAME) 701 Poydras Street, 300 Plaza, One Shell Sq.	105-9-194
(ADDRESS) Nashville, Tennessee 37203	(ADDRESS) New Orleans, LA 70139	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN M. YOUMANS AND WIFE EUNICE G. YOUMANS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY E. KELLY, hereinafter called the Grantee(s), their heirs and assigns, that 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. 19 on the Plan of A.B. Hills Subdivision of the Plant Lands of record in Plat Book 332, Page 65, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brian M. Youmans and wife, Eunice G. Youmans by Deed dated February 21, 2002 and filed for record on March 27, 2002 in Instrument Number 20020327-0037586, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

*unmarried

unimproved ( )
This is improved (X) property, known as 1105 Acklen Ave, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 19th day of July, 2004.

Brian M. Youmans

Eunice G. Youmans By Brian M. Youmans Atty in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian M. Youmans ~~and Eunice G. Youmans~~, the within named bargainor, 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 and official ~~seal~~, this the 19th day of July, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brian M. Youmans, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Eunice G. Youmans and acknowledged that he/she executed the same as the free act and deed of the said Eunice G. Youmans.

Witness my hand and official seal at Nashville, TN on this the 19th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903