Davidson County DEEDWARR
Recvd: 07/26/04 15:44 3pgs
Fees:18.00 Taxes:111.00
20040726-0089252

File No. 4252
This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
William B. Young
408 Elm Street
Nashville, TN 37203

SEND TAX BILLS TO:
Same

MAP: 56
PARCEL: 57

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WARRANTY DEED

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FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, we, **Vickie Woelk and husband, Wayne Woelk**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William B. Young**, hereinafter called the Grantee, his heirs and assigns, a certain tract of land or parcel of land located in **Davidson** County, Tennessee, described as follows:

BEING Tract No. 4 according to a survey of William M. Keel, Surveyor.

BEGINNING at an iron pin in the southerly margin of Pecan Valley Road, said point being the northwest corner of the property conveyed to J. Frank Baker and wife, of record in Book 3835, page 267 of said Register's Office of Davidson County, Tennessee; thence, with Baker's westerly boundary, South 14 degrees 46 minutes 12 seconds East, 1193.12 feet to an iron pin on top of a ridge; thence, with the said ridge, South 81 degrees 34 minutes 26 seconds West, 225.49 feet to an iron pin; thence, North 15 degrees 30 minutes 16 seconds West, 1025.40 feet to an iron pin in the southerly boundary of Pecan Valley Road; thence, with southerly margin of Pecan Valley Road, North 43 degrees 07 minutes 28 seconds East, 267.11 feet to the point of beginning, **containing 5.60 acres, more or less.**

BEING the same property conveyed to Vickie Woelk and husband, Wayne Woelk, by deed from Dennis M. Powell, Jr. and wife, Paula Powell, of record in Warranty Deed Instrument 20020611-0070596 in the Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This is improved property known as 4434 Pecan Valley Road, Nashville, Tennessee 37218.

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, his heirs and assigns, forever; and we do covenant with the said Grantee, 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, his 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 our hands this 23rd day of July, 2004.

Vickie Woelk
VICKIE WOELK

Wayne Woelk
WAYNE WOELK

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vickie Woelk and husband, Wayne Woelk**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 23rd day of July, 2004.

James W. Stinnett, Jr.
Notary Public

My Commission Expires: 01-26-2008

JAMES W. STINNETT, JR. NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

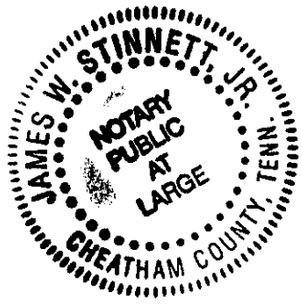
The actual consideration or value, whichever is greater, for this transfer is **$30,000.00**.

William P. Young
Affiant

Subscribed and sworn to before me, this 23rd day of July, 2004.

James W. Stinnett, Jr.
Notary Public

My Commission Expires: 01-26-2008



jb:4252 Deed