STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00

Natasha Bilbrey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of July, 2004.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 1/9/06

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/04 10:22 2pgs
Fees:13.00 Taxes:458.43
20040804-0093357

PREPARED BY AND RETURN TO:
Hickory Hollow Title, LLC
301 S. Perimeter Park Drive
Suite 114
Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:
James Penc and John Penc
109 Shoemaker Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 150-14-0-A-077.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Karen Hampton-Young, n/k/a Karen Denise Hampton, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **James Penc, an unmarried man and John Penc, a married man** hereinafter referred to as Grantees, their heirs and assigns a 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. 77 on the Plan of Calumet Phase 5, of record in Plat Book 9700, Page 383, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Karen Hampton-Young, married, by Warranty Deed from James T. McClean, Sr., of record in Book 10668, Page 703, Register's Office for Davidson County, Tennessee, dated October 31, 1997.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 383, said Register's Office.

By-Laws of record in Book 7566, Page 678, said Register's Office.

Restrictive covenants contained in an instrument of record in Book 7764, Page 664, said Register's Office.

Easement for Storm Water Detention Agreement of record in Book 7538, Page 676, said Register's Office.

Easement for Conveyance to Metro of record in Book 7797, Page 469, and Book 7797, Page 500, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 109 Shoemaker Dr. , Antioch, TN 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of July, 2004.

Karen Hampton-Young n/k/a Karen Denise Hampton

Victor Young a/k/a Victor D. Young

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 Karen Hampton-Young n/k/a Karen Denise Hampton and Victor Young a/k/a Victor D. Young, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2004.

Notary Public

My Commission Expires: 1/4/06

H. ANDREW DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

616-HH

Victor Young a/k/a Victor D. Young joins in the execution of this instrument to grant and convey any and all interest he may have in the subject property. The grantors were divorced pursuant to a final decree in a case styled Young v. Young, No. 97DR-1031 Chancery Court, Rutherford County, Tennessee.