This instrument prepared by:

FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

FILE BOX 45

Davidson County DEEDWARR
Recvd: 08/31/04 12:52 2pgs
Fees:13.00 Taxes:327.45
20040831-0105217

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of August, 2004, by and between Farris Young, Married, party of the first part, and Charles E. Stevens, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 80B, on the Plan of Chelsea of Priest Lake, Section Two-A, of record in Book 6250, Page 631, amending Book 6250, Page 423, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Farris Young, Married, herein by Cash Deed dated February 12, 2004 filed for record February 17, 2004 at Instrument No. 20040217-0018123, in the Register's Office of Davidson County, Tennessee.

Brenda Young, wife of Farris Young, joins in this instrument for the purpose of conveying such maritial interest, if any, that she may have in and to said property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2004 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 6250, Page 631, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Farris Young

Brenda Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Farris Young and Brenda Young, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOOPER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY

Property Owner & Address : Charles E. Stevens
3003 Chelsea Way
Antioch, TN 37013

Tax Parcel No.: 150-03-0-315.00

Property Address: 3003 Chelsea Way a/k/a 3528 Gondola Drive
Antioch, TN 37013

MAIL TAX BILLS TO: Union Planters Bank
7130 Goodlett Farms Parkway
Cordova, TN 38016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $88,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Charles E. Stevens
AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 3/31/07

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Return To: _____

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