STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $82,600.00.

Subscribed and sworn to before me, this 7th day of September, 2004.

My Commission Expires: 1-27-07

Affiant

Notary Public

Davidson County DEEDWARR
Recvd: 09/13/04 10:23 2pgs
Fees:13.00 Taxes:305.62
20040913-0110031

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SVS., INC.
25 CENTURY BOULEVARD
SUITE 203
NASHVILLE, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: WANDA L. YOUNG		NAME: WANDA L. YOUNG	
STREET ADDRESS: 1016 JACKSON STREET		STREET ADDRESS: 1016 JACKSON STREET	
CITY: Nashville	STATE: TENNESSEE	CITY: Nashville	STATE: TENNESSEE
ZIP CODE: 37208		ZIP CODE: 37208	
MAP & PARCEL NO.: 081-16-0-595.00			

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 IS HEREBY ACKNOWLEDGED, RICHLAND BUILDERS, LLC

HEREINAFTER CALLED GRANTOR HAS, BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO WANDA L. YOUNG

HEREINAFTER CALLED GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE EASTERLY ONE-HALF OF LOT NO. 18 IN B.W. HALL'S ADDITION TO NASHVILLE, TN A PLAN OF WHICH IS OF RECORD IN BOOK 17, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN. SAID PART OF LOT 18 FRONTS 25 FEET ON THE NORTH SIDE OF JACKSON STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RICHLAND BUILDERS, LLC BY WARRANTY DEED FROM EQUITY MORTGAGE, INC., DATED 08/24/01, RECORDED 08/30/01, AS DOCUMENT NO. 200108300094015, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1016 JACKSON STREET, NASHVILLE, TN 37208

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, HIS/HER HEIRS AND ASSIGNS, FOREVER; AND I DO COVENANT WITH THE SAID GRANTEE THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAS 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 GRANTEE, HIS/HER HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER..

WITNESS MY HAND THIS 7TH DAY OF SEPTEMBER, 2004.

RICHLAND BUILDERS, LLC by Roger A. Sindle
RICHLAND BUILDERS, LLC
ROGER A. SINDLE
MANAGING MEMBER

State of Tennessee
County of ~~DAVIDSON~~ Sumner } ss

AND NOW, this 7th day of September, 2004, before me, the undersigned Notary Public, appeared **Roger A. Sindle**, who acknowledged himself/~~herself~~ to be the **Member** of **Richland Builders, LLC**, a corporation, and he/~~she~~, as such **Member** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/~~herself~~ as **Member**.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

CAROLYN S. CRISLER Notary Public At Large SUMNER COUNTY, TN

Notary Public
My commission expires 5/26/08

WARRANTY DEED