This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $378,500.00

Carl Brett Young
Affiant

Subscribed and sworn to before me, this 29 day of Sept., 2004.

Notary Public

My Commission Expires:_____

Davidson County DEEDWARR
Recvd: 10/05/04 10:16 2pgs
Fees:13.00 Taxes:1400.45
20041005-0119574

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Carl Brett Young 1601 Harding Place Brentwood, TN 37215	Synovus Mortgage Corp P.O. Box 2868 Columbus, GA 31902-2868	131-9-35.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Frank Fernandez and wife, Jennifer Fernandez, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto Carl Brett Young, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 13 on the Plan of Section Three, Seven Hills, as of record in Book 2663, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 13, which is a corner lot, fronts 208.0 feet on the southerly margin of Harding Place and fronts 350.0 feet on the westerly margin of Toddington Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 233.0 feet on the southerly line and 375.0 feet on the westerly line to a point of intersection.

Being the same property conveyed to Frank Fernandez and spouse, Jennifer Fernandez by deed of record in Instrument No. 20030908-0130715, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. 2004 property taxes and all subsequent years, a lien, not yet due and payable.
2. Plan of record in Book 2663, page 89, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 1601 Harding Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of September, 2004.

By: Frank Fernandez by Philip Davis Alexander, attorney-in-fact

Frank Fernandez by Philip Davis Alexander, attorney-in-fact

By: Jennifer Fernandez by Philip Davis Alexander, attorney-in-fact

Jennifer Fernandez by Philip Davis Alexander, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this 29th day of September, 2004, before me personally appeared Philip Davis Alexander to me known to be the person described in and who executed the foregoing instrument on behalf of Frank Fernandez, as per the Power of Attorney signed by Frank Fernandez of record in Instrument No. 20041005-0119573, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same by his free act and deed on behalf of said Frank Fernandez.

Witness my hand and official seal.

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2006

Notary Public

My Commission Expires: 11-25-06

STATE OF Tennessee
COUNTY OF Davidson

On this 29th day of Sept, 2004, before me personally appeared Philip Davis Alexander to me known to be the person described in and who executed the foregoing instrument on behalf of Jennifer Fernandez, as per the Power of Attorney signed by Jennifer Fernandez of record in Instrument No. 20041005-0119572, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same by his free act and deed on behalf of said Jennifer Fernandez.

Witness my hand and official seal.

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2006

Notary Public

My Commission Expires: 11-25-06