(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,500.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2004

Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Davidson County DEEDWARR
Recvd: 12/21/04 14:54 2pgs
Fees:13.00 Taxes:538.35

20041221-0151765

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drew T. Young	AmSouth Bank	173-11-A
(NAME)	(NAME)	(MAP)
705 Kelsey Court	2050 Parkway Office Circle	68.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Mark McKinney and wife, Katherine S. McKinney, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Drew T. Young, unmarried, and Marissa Jill Jackson, unmarried, as joint tenants with right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 47, on the Plan of Section 2, Stanford Village, of record in Instrument No. 20010226-0017614, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Mark McKinney and wife, Katherine S. McKinney, by deed from Beazer Homes Corporation d/b/a Phillips Builders, of record in Instrument No. 20030327-0040467, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 705 Kelsey Court, Antioch, Tennessee 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 we do covenant with the said GRANTEES 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 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/our hand(s) this 15th day of December, 2004.

Mark W. McKinney
by: Katherine S. McKinney atty. in fact
Mark McKinney
By: Katherine S. McKinney, Attorney-in-Fact

Katherine S. McKinney
Katherine S. McKinney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Katherine S. McKinney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of December, 2004.

Notary Public

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Katherine S. McKinney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged to be the Attorney in Fact for Mark McKinney, the within named bargainor(s), and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s), Mark McKinney, the bargainor(s), by the said, Katherine S. McKinney, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 15th day of December, 2004.

Notary Public

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.