WARRANTY DEED

B-AFG-04-01201

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,900.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/22/04 12:24 2pgs
Fees:13.00 Taxes:382.23

20041222-0152174

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latreca Hall	SouthTrust Mtg Corp DBA	
1201 Trinty Lane (ADDRESS)	1850 Parkway Place, Suite 920 (ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Marietta, GA 30067 (CITY) (STATE) (ZIP)	70-6-25

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BARBARA A YOUNG, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LATRECA HALL, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING IN THE 13TH, FORMERLY THE 23RD, CIVIL DISTRICT OF SAID COUNTY AND STATE, BEING PART OF LOT NO. 1 ON THE UNRECORDED SUBDIVISION OF THE J. S. SPRULOCK LANDS, ON WEST TRINITY LANE, DESCRIBED PARTLY ACCORDING TO A SURVEY MADE BY ERLE DRAKE, COUNTY SURVEYOR, NOVEMBER 20, 1935 AS FOLLOWS:□□BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF WEST TRINITY LAND, FORMERLY YOUNGS LANE AS NOW WIDENED, AT THE INTERSECTION OF THE NORTHERLY MARGIN OF SAID LANE AND THE WESTERN BOUNDARY LINE OF LOT NO. 2 OF SAID SUBDIVISION CONVEYED TO. J. P. PURVIS AND WIFE, BY ASBERY MARTIN AND WIFE, BY DEED OF RECORD IN BOOK 1306, PAGE 428, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID PURVIS' BOUNDARY LINE NORTH 14 1/4° WEST 230 FEET; THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY MARGIN OF SAID LANE 90 FEET; THENCE SOUTH 14 1/4° EAST 230 FEET TO THE NORTHERLY MARGIN OF SAID LANE; THENCE WITH THE NORTHERLY MARGIN OF SAID LANE, EASTERLY 90 FEET TO THE BEGINNING.□□INCLUDED IN THE ABOVE DESCRIPTION,
BUT EXCLUDED FROM THIS CONVEYANCE IS THE PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY RECORDED DECEMBER 11, 1990 IN BOOK 8255, PAGE 212, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.□□BEING THE SAME PROPERTY CONVEYED TO E.L. YOUNG, JR. AND WIFE, BARBARA A. YOUNG BY QUITCLAIM DEED FROM E.L. YOUNG, JR. RECORDED SEPTEMBER 17, 1997 IN BOOK 10611, PAGE 861, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. E.L. YOUNG, JR. HAS SINCE DIED.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1201 Trinty Lane, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th day of December, 2004.

Barbara A Young

STATE OF Tennessee
COUNTY OF Davidson

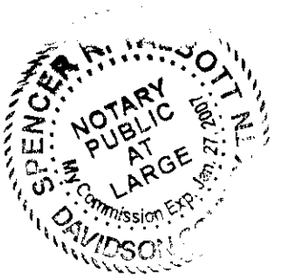
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara A Young, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 17th day of December, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903