THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 E. Main Street, Ste 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 12/30/04 13:52 2 pgs
Fees:13.00 Taxes:128.02
20041230-0154832

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Howard Young 1602 8th Ave. South Nashville, TN 37203	Same	82-03 – 028.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged Equity Mortgage, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey to Howard Young, unmarried, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of B.H. Brown's Subdivision, of the Drake Lands, as of record in Book 161, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Equity Mortgage, Inc. from William P. Jones, Trustee by deed dated 9/28/04 of record in Instrument No. 20041004-0118997, said Register's Office.

Also being the same property conveyed to Anthony A. Walton, Jr. by Affidavit of Heirship of record as Instrument Number 20000119-0006279 and Instrument Number 20000119-0006280, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1012 Joseph Avenue, Nashville, TN 37207

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 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;

1. Davidson County Taxes for the year 2003 have been paid 2004 taxes have been prorated between the parties as of the date of this instrument, with G.RANTOR paying its prorata part thereof to GRANTEE. Map 82-03 Parcel 028.00.

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. Whenever 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 our hands this 22d day of November, 2004.

Equity Mortgage, Inc.

BY:

State of TENNESSEE
County of Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Don Lewis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Equity Mortgage, Inc. a state corporation, the within named bargainor, and that he/she as such President of Equity Mortgage, Inc., being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such President of Equity Mortgage, Inc.

Witness my hand and official seal at office this 22d, day of November, 2004.

My commission expires: 03/06/06

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 34,600.00.

Affiant

Subscribed and sworn to before me this 22d day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

1012 Joseph Av