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:168.35
20041230-0154833

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Howard Young 1602 8th Ave South Nashville, TN 37203	Same	82-07 – 236.00

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, TN and being Lot No. 10 on the Plan of R.D. Goodlett and other Re-Subdivision of Lots 33 and 40, inclusive, of Dr. V.S. Lindsey's Addition of Edgefield, as of record in Book 57, page 97, Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Equity Mortgage, Inc. from Curtis M. Lincoln, Trustee by deed dated 9/28/04 of record in Instrument No. 20041013-0123147, said Register's Office.

Also being the same property conveyed to Danny R. House by deed from Joel A. Smith, Sr. and wife, Charlene F. Smith by deed dated 7/20/99 of record in Book 11587, page 757, said Register's Office.

This is improved property known as: 701 N. 2nd Street, 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 82-07 Parcel 236.00.

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 Dan 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

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

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $45,500.00 ~~34,600.00~~.

Affiant

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

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

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

701 N 2d Street