File #200580017

Davidson County DEEDWARR
Recvd: 02/02/05 10:24 2 pgs
Fees:13.00 Taxes:175.75

20050202-0012155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00.

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1517 Hunt Club Blvd., Suite 100, Gallatin, TN 37066

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Youngster	Cumberland Bank	Map: 052-08-0-135
1025 Highland (NAME) Circle 1513 Meadow Bend Drive	(NAME) 250 West Broadway	Parcel:
(ADDRESS) Madison TN 37115	(ADDRESS) Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CHARLES R. MITCHELL AND WIFE, THERESA B. MITCHELL,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **KEITH YOUNGSTER, UNMARRIED**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 4A, on the Plan of Zone Lot Division, Lots 3, 4, 7, 8, 19, 24, 25 & 26, Section 2, Meadow Bend, as shown by plat appearing of record in Plat Book 6250, Page 278, revising Plat Book 5800, Page 275, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Charles R. Mitchell and wife, Theresa B. Mitchell by Cash Deed dated April 4, 1991 of record in Book 8328, Page 10, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 6180, Page 250; all matters shown on plat of record in Plat Book 6250, Page 278, revising Plat Book 5800, Page 275; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1513 Meadow Bend Drive, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 1st day of February, 2005.

Charles R. Mitchell

Charles R. Mitchell

Theresa B. Mitchell

Theresa E. Mitchell

STATE OF Tennessee

COUNTY OF Sumner

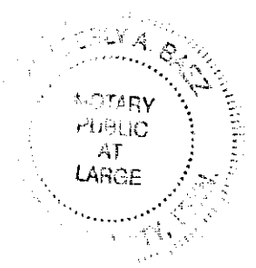
Before me, the undersigned Notary Public, personally appeared Charles R. Mitchell and wife, Theresa B. Mitchell who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of February, 2005.

Kimberly A. Bass

Notary Public

My Commission Expires: 11-22-08



(SEAL)

Mail After Recording To:

Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066