WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/05 10:54 2 pgs
Fees:13.00 Taxes:407.00

20050310-0026577

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Donald W. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2005

Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~01/24/09~~ 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Donald W. Harris	Cimarron Mortgage Company	Map 082
2309 Edencrest Drive	14055 46th Street North	Group 03-0
Antioch, TN 37013	Clearwater, FL 33762	Parcel 396.00

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, we

Howard L. Young, married, and wife, Robbie Young,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Donald W. Harris, married
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:

BEING Lot No. 1, on the Plan of Sharpe & Horn's Addition to northeast Nashville, of record in Book 57, Page 152, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Howard L. Young by Quitclaim Deed from Ricci A. Hall, of record in Instrument 20040623-0074659, dated April 5, 2004, Register's Office for said County. See also decree of record in Instrument 20030121-0008306, dated May 3, 2001 and final decree of record in Instrument 200009010087013, dated August 21, 2000, said Register's Office. See also previous deed of record in Book 9176, Page 603, dated December 6, 1993, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 57, Page 152, said Register's Office.

The said Robbie Young joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1000 Lischey Ave., 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 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 hand this 8th day of March, 2005.

Howard L. Young

Robbie Young

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 8th day of March, 2006.

My Commission Expires: ~~01/24/09~~
3/3/07

Notary Public

