This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 060-12-0
PARCEL: 025.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
LeeRoy Young
2536 Christopher Lane
Pleasant View, TN 37146

Davidson County DEEDWARR
Recvd: 03/17/05 11:51 2 pg
Fees:13.00 Taxes:122.10
20050317-0029457

WARRANTY DEED

THIS INDENTURE, made this 16th day of March, 2005 between

Nancy Sue Perkins

hereinafter referred to as **Grantor**, and

LeeRoy Young

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot Nos. 37 and 38 of Block "B" on the Map of Highland Park, of record in Book 974, Page 33, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lots Nos. 37 and 38 adjoin and front together 50 feet on the Westerly side of Morningside Drive, and run back between parrallel lines 150 feet to a dead line.

This being the same property conveyed to Thomas E. Goodfred by Warranty Deed dated 2/28/1994 from Joe Douglas Hesson and wife, Jeanne Sue Heeson of record in Book 9263, Page 544, Register's Office Davidson County, Tennessee. Thomas E. Goodfred now being deceased, having died on 11/18/2004 his will having been admitted to probate in The Seventh Circiut Court for Davidson County, Tennessee Probate Division Probate Case NO.05-P252. Said will bequeathed the above property to Nancy Sue Crain n/k/a Nancy Sue Perkins.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and

defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Nancy Sue Perkins

Nancy Sue Perkins f/k/a Nancy Sue Crain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Sue Perkins the within named bargainor(s), 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 purposes therein contained.

Witness my hand and official seal at office this 16th day of March,2005

Notary

My Commission Expires: 9/30/06



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $33,000.00.

Nancy Sue Perkins
Affiant

Sworn to and subscribed before me, this 16th day of March, 2005

Notary Public

My Commission Expires: 9/30/06

