This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
28050012

Davidson County DEEDWARR
Recvd: 03/17/05 13:30 2 pgs
Fees:13.00 Taxes:240.50
20050317-0029526

Send Tax Bills To Same:
New Owner is:
Bryce S. Page
701 NO. 2nd Street
Nashville, TN 37207

MAP: 82-07
PARCEL: 236.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Howard Young, Unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Bryce S. Page** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly 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, Tennessee to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to HOWARD YOUNG, UNMARRIED from EQUITY MORTGAGE, INC. by Warranty Deed dated November 22, 2004 of record in Instrument No. 20041230-0154833, said Register's Office for Davidson County, Tennessee.

FOR FURTHER REFERENCE BEING the same property conveyed to EQUITY MORTGAGE, INC from CURTIS M. LINCOLN, TRUSTEE by deed dated September 28, 2004 of record in Instrument No. 20041013-0123147 said Register's Office.

Also being the same property conveyed to DANNY R. HOUSE from JOEL A. SMITH, SR. AND WIFE, CHARLENE F. SMITH by Deed dated July 20, 1999 of record in book 11587, Page 757, said Register's Office.

THIS CONVEYANCE is made subject to all applicable restrictions, easements and building setback lines of record.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25 day of February, 2005.

GRANTOR:

Howard Young,

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Anderson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Howard Young, Unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this the 25 day of February, 2005.

REITA JENNINGS NOTARY PUBLIC AT LARGE ANDERSON COUNTY, TENN. My Commission Expires 10/31/05

Notary Public

My Commission Expires: 10-31-05

STATE OF TENNESSEE)
COUNTY OF Knox)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

SWORN TO and subscribed before me this 25 day of February, 2005.

NOTARY PUBLIC

My commission expires:

10-31-05

REITA JENNINGS NOTARY PUBLIC AT LARGE ANDERSON COUNTY, TENN. My Commission Expires 10/31/05