Davidson County DEEDWARR
Recvd: 03/30/05 14:28 2 pgs
Fees:13.00 Taxes:584.60

20050330-0034667

RECORD AND RETURN TO:
CLOSING & TITLE SERVICES, INC.
533 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of March, 2005.

Notary Public

My Commission Expires: 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bryan R. Segars and Catherine C. Segars
841 Rocky Mountain Parkway
Antioch, TN 37013

SEND TAX BILLS TO:
WR STARKEY MORTGAGE LLP
5055 W PARK BLVD. SUITE 300
PLANO, TX 75093

MAP-PARCEL NUMBERS:
514-0A-1-070

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. Mark Young and wife, Karina Young** hereinafter referred to as Grantors, hereby transfers and conveys to **Bryan R. Segars and wife, Catherine C. Segars** hereinafter referred to as 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 Lot No. 70 on the Plan of Pinnacle Point Subdivision, Phase III, of record in Plat book 6900, Page 391, 392, and 393, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to J. Mark Young and wife, Karina Young by Warranty Deed from Phillip D. Kristianson and wife, Kristian Annette Kristianson of record in Book 10553, Page 929, Register's Office for Davidson County, Tennessee dated July 29, 1997.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 391, 392, 393, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7032, Page 733, Book 7065, Page 959, Book 7067, Page 739, Book 10097, Page 390, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 841 Rocky Mountain Parkway, Antioch, TN 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 29th day of March, 2005.

J. Mark Young

Karina Young

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Mark Young and Karina Young, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of March, 2005.

Notary Public

My Commission Expires: 11.1.08

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY