Davidson County DEEDWARR
Recvd: 05/06/05 14:22 2 pgs
Fees:13.00 Taxes:36.45

20050506-0051490

WARRANTY DEED

EMILY H. PROPHET
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 9,850.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF MAY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00677

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Compass Development, LLC	NEW OWNER	MAP:72-10
2905 Scott Ave	812 Princeton Hills Dr.	Parcel:42.00
Nashville, TN 37216	Brentwood, TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J.D. YOUNG AND WIFE, VELMA YOUNG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

COMPASS DEVELOPMENT, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as 2905 Scott Ave, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 3rd day of May, 2005.

J.D. Young

Velma Young

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, J.D. YOUNG AND VELMA YOUNG, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand ~~and official~~ seal at ~~Brentwood, Tennessee~~ , this 3rd day of May, 2005.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL
NOTARY PUBLIC
AT
LARGE
MAY 14, 2008
WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

PARCEL A: BEING A PART OF LOT NO. 24 ON THE PLAN OF KELLER'S SUBDIVISION OF THE MAXEY HOMEPLACE, AS OF RECORD IN BOOK NO. 421, PAGE 86, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF SCOTT AVENUE, BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO BILLIE D. WEAVER AND WIFE BY DEED FROM JAMES W. ROBERTSON AND WIFE, OF RECORD IN BOOK 2696, PAGE 619, SAID REGISTER'S OFFICE; THENCE ALONG THE WEAVER'S NORTH LINE WESTERLY 160 FEET, MORE OR LESS, TO A POINT IN THE LINE OF LOTS NOS. 23 AND 24, WEAVER'S NORTHWEST CORNER; THENCE WITH THE LINE BETWEEN LOTS NOS. 23 AND 24 NORTHERLY 50 FEET TO A POINT; THENCE EASTERLY 160 FEET, MORE OR LESS, WITH THE ORIGINAL NORTHERLY LINE OF THE TRACT CONVEYED TO THE GRANTORS BY DEED OF RECORD IN BOOK 1273, PAGE 100, TO THE WESTERLY MARGIN OF SAID SCOTT AVENUE; THENCE WITH THE MARGIN OF SAME, SOUTHERLY 50 FEET TO THE BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO J. D. YOUNG AND WIFE, VELMA M. YOUNG BY INSTALLMENT DEED FROM JAMES C. PICKKETT, RECORDED ON THE 3RD DAY OF JUNE, 1991, IN BOOK 8364, PAGE 726, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.