THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner
Bryce Page
1709 10th Ave. North
Nashville, TN 37208
MAP PARCEL NUMBERS
Map & Parcel 81-12-12.00

Davidson County DEEDWARR
Recvd: 06/01/05 09:59 3 pgs
Fees:18.00 Taxes:277.50
20050601-0061482

WARRANTY DEED

THIS INDENTURE, made and entered into this 17 day of May, **2005**, by and between **Howard Young**, unmarried, party of the first part, and **Bryce Page**, _____, party of the second part,

WITNESSETH: That for and in consideration of **$75,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the south 42.5 feet of Lot No. 287 on McGavock's Addition of record in Book 21, page 23, Register's Office for said County.

Said part of said Lot 287 fronts 42.5 feet on the west side of 10th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Shonn Tibbs, a married person, by deed from James Blunkall and Thomas S. Walker, dated 11/21/02 and recorded 11/25/02, of record in Instrument No. 20021125-0145857, said Register's Office.

This is improved property known as 1709 10th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2005 which have been prorated and assumed by the Grantee(s); matters appearing of record in Plat Book 21, page 23; any and all easements, right of ways, restrictions, setback lines, zoning regulations, master deeds, by laws, etc. appearing of record in Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Howard Young

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Howard Young,** unmarried to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 17th day of May, **2005.**

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires 9-22-07

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$75,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of May, 2005

NOTARY PUBLIC

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

PROPERTY ADDRESS:
1709 10th Avenue North
Nashville, TN 37208

NAME AND ADDRESS OF NEW OWNER:
3332 Towne Ridge Dr.
Antioch, TN. 37013

EXHIBIT "A"

LAND in Davidson County, Tennessee, being the south 42.5 feet of Lot No. 287 on McGavock's Addition of record in Book 21, page 23, Register's Office for said County.

SAID part of said Lot 287 fromts 42.5 feet on the west side of 10th Avenue North and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Shonn Tibbs, a married person, by Deed from James Blunkall and Thomas S. Walker, dated 11/21/02 and recorded in 11/25/02, of record in Instrument NO. 20021125-0145857, said Register's Office. BEING further conveyed by Quitclaim Deed from Shonn Tibbs to Howard Young, unmarried, recorded on 5/9/2005 in Instrument Number 20050509-0052070, Register's Office for said County.

BEING same property conveyed to Bryce Page by Deed from Howard Young, unmarried, dated _____and recorded in Instrument Number_____, Register's Office for Davidson County, Tennessee.

This is improved property known as 1709 10th Avenue North, Nashville, TN 37208.