This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 08/02/05 13:59 2 pgs
Fees:13.00 Taxes:425.50
20050802-0090380

ADDRESS NEW OWNER:
Carol Ann Young
1227 Clubhouse Lane
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:

MAP AND PARCEL:
MAP 162-16
PARCEL 71.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mary E. Johnson, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Carol Ann Young, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 21B, Zone Lot Division of Lots 21 through 31, on the Plan of Hickory Park Villas, Section One, of record in Plat Book 6250, Page 314, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth E. Douthit and wife, Mary E. Johnson, by deed from Maxie Patton, Trustee, of record in Book 6828, Page 622, Register's Office for Davidson County, Tennessee. The said Kenneth E. Douthit having since died.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6816, Page 800, and such easements and setback lines of record in Plat Book 6250, Page 314, said Register's Office.

Taxes for 2005 have been pro-rated and assumed by grantee.

This is improved property known as 1227 Clubhouse Lane, 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 Carol Ann Young, unmarried, her heirs and assigns, forever; and I, Mary E. Johnson, a widow, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 27th day of July, 2005.

Mary E. Johnson

Mary E. Johnson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary E. Johnson, a widow the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this the 27th day of July, 2005.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3.25.06

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 115,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of July, 2005.

Brenda R. Lehman

NOTARY PUBLIC
My Commission Expires: 3/10/07

Brenda R. Lehman Notary Public At Large Williamson County, Tennessee