Davidson County DEEDWARR
Recvd: 09/12/05 09:54 2 pgs
Fees:13.00 Taxes:414.40
20050912-0109115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$112,000.00**

AFFIANT

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 26 DAY OF AUGUST, **2005.**

NOTARY PUBLIC

MY COMMISION EXPIRES 4-27-2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
BRYCE S. PAGE	**SAME**	**82-3-28**
1012 JOSEPH AVE.		
NASHVILLE, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF **$112,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HOWARD YOUNG, UNMARRIED

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

BRYCE S. PAGE

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

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of B.H. Brown's Subdivision, of the Drake Lands, as of record in Book 161, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anthony A. Walton, Jr. by Affidavit of Heirship of record as Instrument Number 20000119-0006279 and Instrument Number 20000119-0006280, dated 03/31/99 and recorded 03/31/99, Register's Office for Davidson County, Tennessee.

Further, Being the same property conveyed to Equity Mortgage, Inc. from William P. Jones, Trustee by deed dated 09/28/04 of record in Instrument No. 20041004-0118997, said Register's Office.

Further, Being the same property conveyed to Howard Young, unmarried by Warranty Deed from Equity Mortgage, Inc. dated 11/22/04 and filed for record on 12/30/04 in Instrument # 20041230-0154832, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 161, page 23, said Register's Office.

This ( )Unimproved
(X) Improved property is known as: **1012 JOSEPH AVE.**
NASHVILLE, TN 37206

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 we do not covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 26 day of **AUGUST, 2005**

HOWARD YOUNG

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Madison, **Tennessee.**

This 26 day of **AUGUST, 2005.**

Notary Public

My Commission Expires: 4-27-2008

BRIAN C. VASKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.