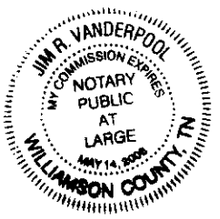
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 113,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF SEPTEMBER, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

**THIS INSTRUMENT PREPARED BY**
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| J.D. Young and Velma Young | Compass Development | MAP:72-10 |
| 2905 Scott Ave | same | 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,

**COMPASS DEVELOPMENT, LLC**

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

**J.D. YOUNG, AND WIFE, VELMA YOUNG**

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

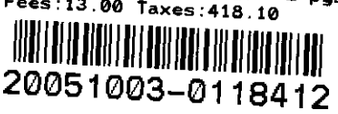
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, 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 its hand on the 12th day of September, 2005.

Compass Development, LLC

BY:
H. David Bearden, Member Manager

Davidson County DEEDWARR
Recvd: 10/03/05 11:27 2 pgs
Fees:13.00 Taxes:418.10



20051003-0118412

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, H. David Bearden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Member Manager of COMPASS DEVELOPMENT, LLC, the within named barganor, a corporation, and that H. David Bearden, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 12th day of September, 2005.

Notary Public

My Commission Expires:

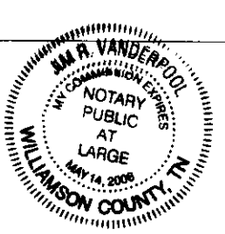


EXHIBIT A - LEGAL DESCRIPTION

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. ALSO BEING THE SAME PROPERTY CONVEYED TO COMPASS DEVELOPMENT, LLC FROM J.D. YOUNG AND WIFE, VELMA YOUNG ON THE 05/06/2005 IN INSTRUMENT NO. 20050506-0051490 IN 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.