THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Troy S. Young	**NEW OWNER**	108-08-0E-026.00
1311 Quail Valley Road		
Nashville, TN 37214		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $83,691.00.

Affiant

Subscribed and sworn to before me this 6th day of October, 2005

Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 10/12/05 11:05 2 pgs
Fees:13.00 Taxes:309.66
20051012-0122851

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Danny Thomas Ledbetter, unmarried** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Troy S. Young and Kelly A. Young, Husband and Wife**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, Being Unit 26, Lot 54, of Condominium Site Plan, Section 3, Phase VI, Quail Valley, a horizontal property regime established by Master Deed of record in Book 5884 at page 534, and made applicable to Quail Valley, Phase VI, of record in Book 5970, page 828, as amended in Book 6081, page 130, the Plat of which is of record in Plat Book 5800 at page 127 and 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Danny Thomas Ledbetter, unmarried by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development dated November 26, 1990 of record in Book 8054, page 134, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 5800, page 127-128 Register's Office for Davidson County. Charter of HOA of record in Book 6371, page 105 and Book 7872, page 35, Register's Office for said County. Master Deed and Bylaws recorded Book 5970, page 828; Book 6903, page 123 and Book 9082, page 873 Register's Office for Davidson County, Tennessee. Subject to all provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated.

THIS IS **improved** PROPERTY KNOWN AS 1311 Quail Valley Road, Nashville, TN 37214

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 6th day of October, 2005

Danny Thomas Ledbetter

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Danny Thomas Ledbetter and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 6th day of October, 2005.

Notary Public

My Commission Expires: 5/26/09

(SEAL)

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY