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

ADDRESS NEW OWNER:
Jean B. Downs
3911 Dodson Chapel Road, Unit 1
Hermitage, Tennessee 37122

Davidson County DEEDWARR
Recvd: 10/18/05 08:08 2 pgs
Fees:13.00 Taxes:573.50
20051018-0125310

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 86-14-C
PARCEL 1.00 CO

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, Joe L. Young, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jean B. Downs, 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:

> A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 1 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, of record in INST: 20011005-0108857, said Register's Office.
>
> Being the same property conveyed to Joe L. Young, unmarried, by deed from Richard A. Nelson, unmarried, of record in INST: 20030725-0104238, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for 2005 have been pro-rated and paid.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed, By-Laws establishing a Horizontal property Regime of Villas at Woodhaven as shown as Exhibit A-2, of record in INST: 20011005-0108857; Master Deed of record in INST: 20011005-0108856, Register's Office for Davidson County, Tennessee.

This is improved property known as 3911 Dodson Chapel Road, Unit 1, Hermitage, TN 37122.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jean B. Downs, unmarried, her heirs and assigns, forever; and I, Joe L. Young, unmarried 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 13th day of October, 2005.

Joe L. Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joe L. Young, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 13th day of October, 2005.

NOTARY PUBLIC

HAROLD REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5.23.06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 155,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of October, 2005.

NOTARY PUBLIC
My Commission Expires: 5-23-06

HAROLD REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY