Davidson County DEEDWARR
Recvd: 11/17/05 08:14 2 pgs
Fees:13.00 Taxes:221.63

20051117-0138729

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

ANGELA N. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

15-0510-150534 Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER
The actual consideration or value, whichever is greater, for this transfer is $59,900.00

Affiant

Subscribed and sworn to before me, this 27th day of ~~October~~ November 2005.

Notary Public
My commission expires: 11/27/06

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Tania Chavez Youngblood | 1ST Trust Bank for Savings | 43-15-0-161 |
| 1118 E. Old Hickory Blvd. | P.O. Box 17257 | |
| Madison, TN 37115 | Memphis, TN 38187-0257 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Reba Townsend, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tania Chavez Youngblood, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lots Nos. 20, 21 and the east one-half of Lot No. 19, Block "A", Anderson Subdivision on Old Hickory Boulevard, of record in Book 974, Pages 36 and 37, Register's Office for Davidson County, Tennessee.

Said Lots and part of said Lot adjoins and front together 62.5 feet on the southerly side of Old Hickory Boulevard and extend back 132.1 feet on the easterly line and 130 feet, more or less, on the westerly line to a line in the rear measuring 62.5 feet thereon.

Being the same property conveyed to Robert J. Townsend and wife, Reba Townsend by deed from Thelma B. Fuqua and Douglas S. Fuqua, both unmarried, dated June 8, 2001, of record in Instrument No. 20010612-0061864, Register's Office for Davidson County, Tennessee. Robert J. Townsend having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1118 E. Old Hickory Blvd., Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of October, 2005.

Reba Townsend

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Reba Townsend, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 27th day of October, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

