THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14546

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Davidson County DEEDWARR
Recvd: 02/17/06 10:32 2 pgs
Fees:13.00 Taxes:575.46
20060217-0019273

Property Address:
1815 Apple Valley Circle, Nashville, TN 37207

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jacquelyn E. Abraham, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Reuben Young**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 92 on the Plan of Amended, Mulberry Downs, Phase 1B, as shown by plat of record in Book 7900, Page 818, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Phillips Builders, Inc., dated April 19, 1996, and recorded April 23, 1996, in the Register's Office for Davidson County, Tennessee, in Book 10024, at Page 574.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 14th day of February, 2006.

Jacquelyn E. Abraham (Seal)
Jacquelyn E. Abraham

State of Kansas
County of Johnson

On this the 14th day of February, 2006, before me, the undersigned officer, personally appeared Jacquelyn E. Abraham, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

JACQUELINE D COUSIN
Notary Public
State of Kansas
My Commission Expires 10-16-07

Jacqueline D. Cousin
Notary Public

My Commission expires: 10-16-07

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $155,530.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

TINA L. ARBOGAST
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
MAR. 21, 2009

Affiant

Sworn to and subscribed before me this the 14th of February, 2006.

Notary Public

My Commission expires: _____

Name of Owner and Property Address:
Reuben Young
116 Trellis Way
Goodlettsville, TN 37072-4156

Person Or Entity Responsible For Payment Of Taxes:
American Home Mortgage Servicing, Inc.
P.O. Box 100504
Florence, SC 29501-0504Reuben Young
116 Trellis Way
Goodlettsville, TN 37072-4156

Tax Parcel ID#: 050-03-0-B-179.00CO