Davidson County DEEDWARR
Recvd: 02/22/06 10:33 2 pg
Fees:13.00 Taxes:629.00

20060222-0020564

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

R-JTG-06-0077

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Carter	New Owner (NAME)	
77 Donelson Street (ADDRESS)	(ADDRESS)	96-16-356
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES H. YOUNG AND WILLIE JEAN YOUNG, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH CARTER, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 OF BLOCK "C" ON THE PLAN OF HERMITAGE ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 42 AND 43. REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 11 FRONTS 50 FEET ON THE EASTERLY SIDE OF DONELSON STREET AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAMES H. YOUNG AND WIFE, WILLIE JEAN YOUNG BY WARRANTY DEED FROM J. D. BURNETT AND WIFE, CARRIE BELL BURNETT, RECORDED ON THE 26TH DAY OF MARCH, 1996 IN DEED BOOK 9990, PAGE 380, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This conveyance is subject to payment, cancellation and satisfaction of record of deed of trust executed by James H. Young and Willie Jean Young in favor of C. Foster, as trustee, to secure Citifinancial, Inc., recorded June 15, 2001 in Instrument 20010615-0063792, in the original principal sum of $64,447.27.

This conveyance is subject to payment, cancellation and satisfaction of record of deed of trust executed by James H. Young and wife, Willie Jean Young in favor of Brad Delong, as trustee, to secure American General Financial Services, Inc., recorded January 3, 2002 in Instrument 20020103-0000951, in the original principal sum of $10,729.44.

unimproved ( )
This is improved (X) property, known as 77 Donelson Street, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 15th day of February, 2006.

James H. Young

Willie Jean Young

Willie Jean Young

STATE OF Tennessee
COUNTY OF Davidson

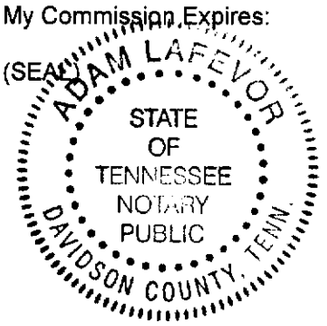
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James H. Young and Willie Jean Young, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of February, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903