This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0603011

Davidson County DEEDWARR
Recvd: 04/03/06 11:33 2 pgs
Fees:13.00 Taxes:502.83
20060403-0037362

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $135,900.00 135,900.00

Affiant

Subscribed and sworn to before me, this 03/31/06

TAMILYN STREETER BERRYBERRY NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires May 23, 2006

Notary Public
My commission expires:

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Douglas B. Young 1098 General George Patton Rd Brentwood, TN 37027	American Mortgage Network 10421 Wateridge Cir #250 San Diago, CA 92121	142080D14200CO

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Joseph Scott Page a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Douglas B. Young a married man,** hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, State of Tennessee being described as follows, to-wit:
A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 1098 together with the carport designated C-142 on the Plan of River Plantation , Section Six, Phase One, as of record in Book 5200, Page 359 and 360, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Joseph Scott Page, a married man by deed from Etta S. Mason, unmarried dated September 9th, 1999 and recorded on September 13th, 1999 of record in Book 11659, Page 559, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2006 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **1098 General George Patton Rd, Nashville, Tennessee 37221-2541**

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TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors 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.

The undersigned, Karen Mariam Page, spouse of Joseph Scott Page, joins in the execution of this instrument for the purpose of conveying to the Grantee all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead , dower, and any and all other marital rights.

In witness, whereof, I, Joseph Scott Page, sign this Warranty Deed on this the 31st day of March, 2006.

Joseph Scott Page

Karen Mariam Page

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Scott Page** and **Karen Mariam Page,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 31st day of March, 2006.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
May 23, 2006