36-1-117

Davidson County DEEDWARR
Recvd: 04/04/06 15:37 3 pgs
Fees:18.00 Taxes:3335.58
20060404-0038574

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **March, 2006** by and between **Linda Lane, married** , herein after referred to as GRANTOR, and **Donald Young and wife, Vickie E. Young** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

TRACT NO. ONE:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 7 on the Plan of Kate Shield's Subdivision of part of Lot No. 56 in Boyd Cockrill Spring Tract, as of record in Book 57, page 77, Register's Office for said County.

Said part of Lot No. 7 fronts 35-1/2 feet on the easterly side of 30th Avenue, South, formerly Parker Street, and runs back 127.9 feet, more or less, on the northerly line and 128 feet on the southerly line to a dead line, measuring 35-1/2 feet thereon.

TRACT NO. TWO:

Land in Davidson County, Tennessee, being the north half of Lot No. 8 on the map of Kate Shields Subdivision of part of Lot No. 56 on the Boyd Cockrill Spring Tract, of record in Book 57, page 77, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 8 fronts 35-1/2 feet on the easterly side of 30th Avenue South and runs back between parallel lines 128 feet to an alley.

TRACT NO. THREE:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 7 on the plan of Miss Kate Shield's Subdivision of Lot No. 56, Boyd Cockrill Spring Tract, as of record in Book 57, page 77, Register's Office for said County.

Said part of Lot No. 7 fronts 35-1/2 feet on the easterly side of 30th Avenue South, formerly an unnamed street, and runs back between parallel lines, with the southerly margin of an alley, 127.8 feet to a dead line.
This conveyance is subject to the following:

1) All matters appearing on the plan of Miss Kate Shields Plan, Subdivison of Part of Lot 56, Boyd Cockrill Springs tract, of record in Book 57, Page 77, the Register's Office for said County.

2) Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Instrument 200312180180327 andInstrument 200401160006841, Register's Office for said County.

Being the same property conveyed to Linda L Cherry by Quitclaim Deed from Larry W Cherry dated May 16, 1995 of record in Book 9683, page 367, Register's Office for Davidson County, Tennessee.

Property is now vested in Linda Lane formerly known as Linda L Cherry per Final Decree of Divorce in Instrument 200111080123079, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Larry W Cherry by Warranty

Deed from H & M Investment Company dated July 1, 1992, of record in Book 8668, page 682, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 0 & 110 30th Ave. S, Nashville, TN 37212

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Linda Lane

Linda Lane
Signature of Seller

Richard L Garrett

Signature of Seller
Richard L. Garrett

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Linda Lane and husband,** Richard L. Garrett, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this **20th** day of **March, 2006.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Donald Young
0 & 110 30th Ave. S, Nashville, TN 37212

Send Tax Statements to:
110 30th Ave S. Suite 100
Nashville TN, 37212
Map & Parcel
104.02-O-377.00 & 104.02-O-411.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$901,507.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **March, 2006.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
26-1-117