Davidson County DEEDWARR
Recvd: 04/17/06 12:23 2 pgs
Fees:13.00 Taxes:296.00

20060417-0043260

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
2528 N. Mt. Juliet Road
MT. JULIET, TN 37122
06TN01208

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 14th day of April, 2006

Notary Public

MY COMMISSION EXPIRES: _____

SANDI McCLOUD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 2528 N. MT. JULIET ROAD, MT. JULIET, TN 37122

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caryn L. Lax 1504 Shelby Ave Nashville, TN 373206	New Owner	83-13-0-503.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Pamela Kinnard, Executrix for The Estate of Carl James Wesley Young

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caryn L. Lax and Angela D. Spain , joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land lying and situated in Davidson County, Tennessee, and being Lot No. 3 on the Plan of Edgefield Land Co.'s First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Young and wife, Julie Young, by Warranty Deed from Douglas M. Holland and Ronald E. Barker, dated 09/11/92 and recorded 09/14/92 in Book 8728, page 693, Register's Office for Davidson County, Tennessee. The Said Julie Young having since died on or about the 10th day of May, 2005 vesting title solely in James Young. The said James Young having since died on or about the 23rd day of September, 2005. The Last Will and Testament of Carl James Wesley Young having been submitted in the Seventh Circuit Court for Davidson County, Tennessee, Probate No. being 05P-1604, naming Pamela Kinnard, as the Executrix of the Estate of Carl James Wesley Young.

Subject to all matters on plat of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1504 Shelby Ave, Nashville, TN 37206**
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 and assigns forever, and we do covenant with the said GRANTEES 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 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 our hands this 14 th day of April , 2006.

Pamela Kinnard, Executrix

Pamela Kinnard, Executrix for
The Estate of Carl James Wesley Young

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, The undersigned, a Notary Public within and for the State and County aforesaid personally appeared Pamela Kinnard, Executrix and ~~_____~~ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Executrix and ~~_____~~ respectively of the The Estate of Carl James Wesley Young the within named bargainor, ~~and corporation~~, and that She as such Executrix and ~~_____~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Pamela Kinnard, as such Executrix, and attesting the same by the said Pamela Kinnard as such Executrix.

Witness my hand and official seal at office at Brentwood, TN on this the 14th day of April, 2006.

Commission Expires: _____

Sandi McCloud

SANDI McCLOUD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE