WARRANTY DEED

EVELYN D. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,900.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

P-06-316

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Otis F. Wallace, III	Wells Fargo Home Mortgage	
316 Compass Point	(NAME) PO Box 850	76-9-A-22 CO
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Minneapolis, MIN 55480-0850	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we NEIL H. YOUNG AND WIFE, SHARON YOUNG, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto OTIS F. WALLACE, III AND WIFE, DESHEA S. WALLACE, hereinafter called the Grantees, 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, TN, being lot NO. 22 on the Plan of Chandler Grove, of record in Book 7900, page 796, Amended in Book 7900, page 802, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Neil H. Young and wife Sharon L. Young, by Deed dated 4/11/1997 in Book 10417 page 188, Register's Office for Davidson County, TN.

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

unimproved ( )
This is improved (X) property, known as 316 Compass Point, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 05/02/06 15:53 3 pgs
Fees:18.00 Taxes:909.83

20060502-0050727

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 my/our hand(s) this 25th day of April, 2006.

Neil H. Young by Sharon L Young (Atty-in-fact)

Neil H. Young

Sharon L Young

Sharon L. Young

STATE OF Tennessee

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that ~~Neil H. Young~~ and wife, Sharon Young personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th day of April, 2006.

Carol T. Baker

Notary Public

My Commission Expires: 2/15/09

(SEAL)

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

STATE OF Tennessee

COUNTY OF Davidson

On this the 25th day of April, 200_, before me personally appeared Sharon L. Young to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Neil H. Young, and acknowledged that she executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 25th day of April, 2006.

Notary Public

My Commission Expires: 2/15/09