Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 07/28/06 09:59 1 pgs
Fees:13.00 Taxes:562.40

20060728-0091304

WARRANTY DEED

Preparer's File #-06C0160

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00 .

Amelia Smith
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2006.

(Affix Seal) Notary Public

My Commission Expires: 4/22/09

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Angela DeYoung	SAME	81-12-290
1517 10th Avenue North	1400 8th Ave. N. Loft #106	
Nashville, Tennessee 37208	Nashville TN 37208	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JASON S. FITZ, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARK R. DEYOUNG AND WIFE, ANGELA DEYOUNG, 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:

Tax/Map ID: 81-12-290

Land in Davidson County, Tennessee, being Lot No. 260, in McGavock's 1st Addition, of record in Plat Book 21, page 23, Register's Office for said County.

Said Lot fronts 50 ft. on the westerly side of 10th Avenue North and extends back between parallel lines 150 ft. to an alley in the rear.

Being the same property conveyed to Jason S. Fitz by Warranty Deed from Anthony Cherry of record in Instrument No. 20041006-0120538, Register's Office for Davidson County, Tennessee. And by deed of correction from Anthony Cherry, recorded in Instrument No. 20060728-0091302, said Register's Office. This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1517 10th Avenue North, Nashville, Tennessee 37208**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **30th** day of **June**, **2006**:

Jason S. Fitz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JASON S. FITZ, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood TN, this 30th day of June, 2006.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.