20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/06 12:20 2 pgs
Fees:13.00 Taxes:440.30

20060816-0100972

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August 2006

Notary Public

MY COMMISSION EXPIRES: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
NOTARY SEAL

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yvonne Mahalie Dodson	Right Mortgage Company	MAP 82-03
(NAME)	(NAME)	
231 Bridgeway Circle	106B West Hills Drive	PARCEL 206.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Glen Young

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

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:

Land in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 40 and the southerly 40 feet of Lot No. 41 on the Plan of the Benedict Land Company's Subdivision of the Lindsey Tract, as of record in Book 332, page 40, Register's Office for Davidson County, Tennessee. This is the same description as in the previous deed of record.

SAID part of lots front together 50 feet on the easterly side of Stockell Street, and extends back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Glen Young by Warranty Deed from Ronnie D. Cunningham and wife, Vickie Cunningham dated February 27, 2006, filed for record in Instrument No. 20060302-0024395, Register's Office for Davidson County, Tennessee. Said property having been conveyed to Ronnie D. Cunningham and wife, Vickie Cunningham by Warranty Deed from Susan Rice dated February 24, 2005 and filed for record in Instrument No. 20050324-0031960 Davidson County, Register's Office.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1007 Stockell Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 11th day of August, 2006

Glen Young
By: Charles O'Brien, Attorney-in-fact

LEGAL DESCRIPTION CONTINUATION:

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Charles O'Brien executed this instrument pursuant to the Specific Power of Attorney on behalf of Glen Young which is of record by Instrument Number: 20060816-0100971 **in the Register's Office for Davidson County, Tennessee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of August, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles O'Brien, 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 Glen Young as his Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said Glen Young.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 11th day of August, 2006.

Notary Public

DANIEL E. MASCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9/22/07