Davidson County DEEDWARR
Recvd: 09/07/06 14:16 2 pgs
Fees:13.00 Taxes:1332.00

20060907-0110906

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $360,000.00.

Affiant

Subscribed and sworn to me on September 6, 2006.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21924SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John C. Young Barbra H. Young 870 Robertson Academy Road Nashville, TN 37220	SAME AS NEW OWNERS	132-14-40

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ronald W. Wise and wife, Patricia V. Wise, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John C. Young and wife, Barbra H. Young, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Oak Hill Valley, of record in Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee.

Said Lot 52 fronts 200 feet on the northerly side of Robertson Academy Road and extends back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Ronald W. Wise and wife, Patricia V. Wise, by deed from Robert Henry Hutcheson, Jr., dated November 24, 1976, of record in Book 5096, page 976, and re-recorded in Book 5107, page 965, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Declarations of Covenants, Conditions and Restrictions, excluding any race restrictions, of record in Book 1788, page 186, as

amended of record in Book 1809, page 539, Register's Office for Davidson County, Tennessee.

4. Matters shown on plan of record in Book 1835, pages 15 & 16, Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewer and/or storm drainage of record in Book 7136, page 760, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 870 Robertson Academy Road, Nashville, TN 37220.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on September 6, 2006.

Ronald W. Wise

Ronald W. Wise

Patricia V. Wise

Patricia V. Wise

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 6, 2006, before me personally appeared Ronald W. Wise and Patricia V. Wise to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on September 6, 2006.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE