WARRANTY DEED

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2006

Notary Public:

MY COMMISSION EXPIRES: 6-22-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mary Elizabeth Young	Volunteer Trust Mortgage Corp.	Map 095
238 Ridgeway Drive	301 S. Perimeter Park Dr., Suite 125	Group 08-0
Nashville, TN 37214	Nashville, TN 37214	Parcel 008.00

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

James A. Shea, III and wife, Brandie M. Shea

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Mary Elizabeth Young, an unmarried woman,
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 Lot No. 128 on the Plan of Eva-Mor Heights, Section Two, of record in Book 1835, Page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 128 fronts 110.0 feet on the northwesterly margin of Ridgeway Drive and extends back 153.79 feet on the southwesterly line and 166.31 feet on the northwesterly line to a dead line in the rear, measuring 55.0 feet thereon.

BEING the same property conveyed to James A. Shea, III by deed from Ann Kwiecinski Taylor and husband, William Scott Taylor, of record in Instrument 20040614-0069749, dated June 11, 2004, Register's Office for said County.

This conveyance is made subject to all matters appearing on the Plan of record in Book 1835, Page 30, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 238 Ridgeway Drive, Nashville, TN 37214

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 19th day of October, 2006.

James A. Shea, III

Brandie M. Shea

Davidson County DEEDWARR
Recvd: 10/23/06 10:37 2 pgs
Fees:13.00 Taxes:498.02

20061023-0130988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Shea, III and Brandie M. Shea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of October, 2006.

My Commission Expires: 1/24/08

Notary Public

