Davidson County DEEDWARR
Recvd: 12/08/06 08:59 3 pgs
Fees:18.00 Taxes:425.50
20061208-0151758

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of November, 2006, by and between MARGARET ELLEN HUFF GOODMAN, MARRIED, and PATRICIA ANNE HUFF JOHNSON, MARRIED, hereinafter called Grantors, and JEAN C. YOUNT, UNMARRIED, and WILLIAM YOUNT, UNMARRIED, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MARGARET ELLEN HUFF GOODMAN, MARRIED, and PATRICIA ANNE HUFF JOHNSON, MARRIED, as Grantors, do hereby bargain, sell, transfer and convey unto JEAN C. YOUNT, UNMARRIED, and WILLIAM YOUNT, UNMARRIED, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 8203 WHITES CREEK PIKE, JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

STEVE A. GOODMAN, husband of MARGARET ELLEN HUFF GOODMAN, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

CHARLES T. JOHNSON, SR., husband of PATRICIA ANNE HUFF JOHNSON, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of the Grantor on this the day and year first above written.

SELLER:

Margaret Ellen Huff Goodman
MARGARET ELLEN HUFF GOODMAN
Signature of Seller

Steve A. Goodman
STEVE A. GOODMAN
Signature of Seller Spouse

Patricia Anne Huff Johnson
PATRICIA ANNE HUFF JOHNSON
Signature of Seller

CHARLES T. JOHNSON, SR.
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Ann Huff Johnson, joined by her husband, Charles T. Johnson, Sr., the within named bargainors, 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, at office, this 29th day of November, 2006.

Kristie S. Taylor
Notary Public

My Commission Expires: 07-24-2010

KRISTIE S. TAYLOR Notary Public at Large DAVIDSON CO., TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Ellen Huff Goodman, joined by her husband, Steve A. Goodman, the within named bargainors, 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, at office, this 29th day of November, 2006.

Kristie S. Taylor
Notary Public

My Commission Expires: 07-24-2010

KRISTIE S. TAYLOR Notary Public at Large DAVIDSON CO., TENNESSEE

Name and Address of Property Owner:
Jean C. Yount and William Yount
8203 Whites Creek Pike
Joelton, TN 37080

Person Responsible for Taxes:
Jean C. Yount and William Yount
8203 Whites Creek Pike
Joelton, TN 37080

Property Address: 8203 Whites Creek Pike, Joelton, TN 37080

Map & Parcel #: MAP 8, PARCEL 15 & Map 4, Parcel 46

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $115,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Jean C. Yount
AFFIANT

Sworn to and subscribed before me, a Notary Public, this 29th day of November, 2006.

Kristie S. Taylor
NOTARY PUBLIC

My commission expires: 07-24-2010

KRISTIE S. TAYLOR Notary Public at Large DAVIDSON CO., TENNESSEE

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

06-7918

EXHIBIT 'A'

Land in the 14th Civil District of Davidson County, Tennessee, being known as Tract No. 2 on the unrecorded Map of the property known as the Bracey Farm, described according to a survey made May 10, 1960, by Stephen A. Draper, Surveyor, as follows:

Beginning in the westerly margin of Springfield Highway at a point which is the northeasterly corner of Tract No. 1 and also the southeasterly corner of Tract No. 2, as shown on said survey, said beginning point lying 286 feet (as measured along a slight curve forming the westerly margin of Springfield Highway) northerly from the southeasterly corner of the property conveyed to Charles A. Clerici and Sue T. Viaches from William Gifford and wife, Lila Mae Gifford, by deed of record in Book 3256, Page 251, Register's Office for said County, in which deed Tract No. 1 and Tract Nos. 2 and 3 were combined in one description; thence along the line between Tract No. 1, being also the southwesterly corner of Tract No. 2; thence along the westerly line of Tract No. 2, North 15 deg. 45' West 250 feet to the southwesterly corner of Tract No. 3; being also the northwesterly corner of Tract No. 2, thence North 71 deg. 30' East 222 feet to the westerly margin of Springfield Highway at the southeasterly corner of tract No. 3 and the northeasterly corner of Tract No. 2; thence along the westerly margin of Springfield Highway, around a slight curve, southwardly 315.6 feet to the beginning, containing 1.4 acres.

Being the same property conveyed to Margaret Ellen Huff Goodman and Patricia Ann Huff Johnson, reserving a life estate in Lois S. Huff, by Quitclaim Deed from Lois S. Huff, of record in Book 10072, Page 520, Register's Office for Davidson County, Tennessee. The said Lois S. Huff having since died on 4/19/97.

Land in The 14th Civil District of Davidson County, Tennessee, being known as Tract No. 1 on the unrecorded Map of the property known as the Bracey Farm, described according to a survey made May 10, 1960, by Stephen A. Draper, Surveyor, as follows:

Beginning at a point in the western margin of Springfield Highway, at the corner of Lots Nos. 1 and 2; thence with the line between said lots, South 88 deg. West 200 feet to the line of the Fisher Lands; thence along Fisher's East line, South 75 deg. 45' East 290 feet more or less to a corner of the Fisher Property; continuing with Fisher's line, easterly 128 feet more or less to the west margin of Springfield Highway; thence with the margin of the same northerly 286 feet to the point of beginning.

Being the same property conveyed to MARGARET ELLEN HUFF GOODMAN, MARRIED, and PATRICIA ANN HUFF JOHNSON, MARRIED, reserving a life estate in Lois S. Huff, by Quitclaim Deed from Lois S. Huff, of record in Book 10072, Page 518, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 8, PARCEL 15).

2. Title to that portion of the insured property within the bounds of Springfield highway.