Davidson County DEEDWARR
Recvd: 12/12/06 13:31 2 pgs
Fees:13.00 Taxes:351.13
20061212-0153359

This instrument prepared by:

Fearnley & Califf, PLLC
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of December, 2006, by and between Tosha Mechelle Cole, unmarried, party of the first part, and John Young, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 185, on the Plan of Miro Meadows, as shown on plat of record in Plat Book 1424, Pages 94 and 95, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being all or part of the same property conveyed to Tosha Mechelle Cole by virtue of that certain Cash Deed dated September 22, 2006, at Instrument No. 20060927-0119642 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tosha Mechelle Cole by Patty Cole
Tosha Mechelle Cole by Patty Cole, Attorney In Fact
Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Patty Cole, with whom I am personally acquainted or proved to me to be on the basis of satidfactory proof, to be the person who executed the foregoing instrument in behalf of Tosha Mechelle Cole, acknowledged that such person executed the same as the free act and deed of Tosha Mechelle Cole.

WITNESS my hand and official seal at office this 8th day of December, 2006.

Notary Public

My Commission Expires: 9-19-2009



Property Owner & Address:	John Young 901 ALADDIN DR NASHVILLE, TN 37217
Tax Parcel No	107-14-0 082.00
Property Address:	901 Aladdin Drive Nashville, TN 37217

MAIL TAX
BILLS TO: OWNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $94,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of December, 2006.

Notary Public

My Commission Expires: 9-19-2009

