THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03363

Davidson County DEEDWARR
Recvd: 12/21/06 15:31 2 pgs
Fees:13.00 Taxes:425.50

20061221-0157788

Property Address:
590 Castlegate Drive, Nashville, TN 37217 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John D. Tate, Jr., unmarried.**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Mildred Lynn Young, a single person,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 168-B on the Plan of Zone Lot Drawing, Harbor Gate, Section Two, Lots 165, 166, 167, 168 & 169, as shown by plat of record in Plat Book 6250, at Page 718, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Ann Lockard and husband, Russell Lockard, dated April 28, 1999, and recorded April 29, 1999, in the Register's Office for Davidson County, Tennessee, in Book 11453, at Page 639.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 7th day of November, 2006.

_____{Seal}
John D. Tate, Jr.

State of TENNESSEE
County of DAVIDSON

On this the 7th day of November, 2006, before me, the undersigned officer, personally appeared John D. Tate, Jr., known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SPENCER R. TALBOTT NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission expires: 1-24-07

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

_____
Affiant

Sworn to and subscribed before me this the 7th of November, 2006.

_____
Notary Public

My Commission expires: 1-24-07

Name of Owner and Property Address:
Mildred Lynn Young
590 Castlegate Drive
Nashville, TN 37217

SPENCER R. TALBOTT NOTARY PUBLIC DAVIDSON COUNTY

Person Or Entity Responsible For Payment Of Taxes:
Mildred Lynn Young
590 Castlegate Drive
Nashville, TN 37217

Tax Parcel ID#: 136-14-0-215.00