Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $415,000.00 .

Affiant

Subscribed and sworn to before me this 19th day of April, 2007.

Notary Public
My Commission Expires 1/26/2008

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

07-0987

Address of New Owner:	Send Tax Bills to:	Tax Information:
William David Young	SunTrust Mortgage, Inc	172-6-A
329 Red Feather Lane	901 Semmes Avenue	44.00 CO
Brentwood, TN 37027	Richmond, VA 23224	

Davidson County DEEDWARR
Recvd: 04/20/07 10:58 2 pgs
Fees:13.00 Taxes:1535.50
20070420-0047365

WARRANTY DEED

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 **Scott D. Winters and wife Lori R. Winters**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William David Young and wife Jennifer M. Young**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot 44 on the Final Plat of Phase Three Oakmont Subdivision as of record in Plat Book 9700, page 881, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Scott D. Winters and wife, Lori R. Winters, by deed from Continental Development and Construction, Inc. of record in Instrument 20000628-0064201, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **329 Red Feather Lane, Brentwood, TN 37027.**

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 April, 2007.

Scott D. Winters

Lori R. Winters

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 **Scott D. Winters and wife Lori R. Winters**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of April, 2007.

Notary Public

My Commission Expires: 1/26/2008

