# WARRANTY DEED

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 04/25/07 12:36 2 pgs
Fees:13.00 Taxes:449.55

20070425-0049358

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2007

Notary Public:

MY COMMISSION EXPIRES: 05/03/2010
(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: |
|---|---|---|
| Webster J. Young | HFN | Map 095 |
| 2161 June Drive | 2101 Rexford, Suite 250W | Group 02 |
| Nashville, TN 37214 | Charlotte, NC 28211 | Parcel 107 |

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

**Joe Charles Brown, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Webster J. Young, unmarried**

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:

BEING Lot No. 11, on the Plan of Donelson Hills Subdivision, of record in Book 2331, Page 23, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Beginning at a point in the southeasterly margin of June Drive the common corner of Lots Nos. 11 and 12; thence in a generally easterly direction with the line between Lots 10 and 11, 142.2 feet to a point in the westerly margin of Donelson Hills Drive; thence in a generally northerly direction with the margin of said Drive 121.72 feet to a point, the beginning of a curve; thence around said curve having a radius of 20 feet, 30.26 feet to a point in the southeasterly margin of June Drive; thence in a generally westerly direction with the margin of said Drive 123.79 feet to the point of beginning.

Being the same property conveyed to Joe Charles Brown by Quitclaim Deed from Robert L. Brown and wife, Elizabeth W. Brown, of record in Instrument 200004170038239, said Register's Office. See also deed of record in Book 5643, Page 20, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 23, 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 2161 June 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 my hand this 23rd day of April, 2007.

Joe Charles Brown
Joe Charles Brown

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 Joe Charles Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of April, 2007.

My Commission Expires: 03/07/11

Notary Public

