03

Lusty Title
Box 488

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***377,500.00.

Kathryn G. Young
Affiant

Subscribed and sworn to before me this 14th day of April, 2007.

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 05/07/07 09:31 2 pgs
Fees:13.00 Taxes:1396.75
20070507-0054344

ADDRESS OF NEW OWNER

Allen Gaiser
688 Timber Lane
Nashville, Tennessee 37215

SEND TAX BILLS TO

NEW OWNER

MAP & PARCEL NOS.

MAP 117-02-0 C
PARCEL 045.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Seven Thousand Five Hundred and 00/100 Dollars ($***377,500.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Kathryn G. Young, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Allen Gaiser, _____ (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 45, together with the carport designated No. 45A, on the Plan of Regency Park, of record in Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description, together with the appurtenant interest in the common elements of The Association of Owners of the Regency Park Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83 and Book 11288, page 513, said Register's Office.

BEING the same property conveyed to Kathryn G. Young by deed dated July 1, 1996, from William M. Derryberry, unmarried, of record in Book 10107, page 43, Register's Office for Davidson County, Tennessee.

Robert J. Young, spouse of Kathryn G. Young, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 688 Timber Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the plan of Regency Park of record in Book 3700, page 111 and 112, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 19th day of April, 2007.

Kathryn G. Young
Kathryn G. Young

Robert J. Young
Robert J. Young

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 Kathryn G. Young and Robert J. Young, the 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 and official seal this 19th day of April, 2007.

Mitchell A. Watts
Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY