[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

Jeff A. Young and Christy A. Young	New Owner	Map/Parcel
6708 Boundary Run		126-16-0A-098.00 CO
Nashville, TN		07-04-12940 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Donald O. Riddle, Jr., a married person,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jeff A. Young and wife, Christy A. Young,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 98, Section 1, Riverwalk, Phase 1A & 1B, as shown on plat of record in Instrument No. 20011026-0117231, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Trustee's Deed from Aaron Squyres as Successor Trustee and Benjamin T. Jones as Co-Trustee to Donald O. Riddle, Jr., as recorded on the 17th day of January, 2007 in Instrument No. 20070117-0006706, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters as shown on Plat in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee.
2. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083 amended at Instrument Nos. 20020424-0050565 and 20040430-0049313, Register's Office for Davidson County, Tennessee.
4. Charter on Riverwalk Nashville Homeowners Association, Inc. Recorded at Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
5. Landscape Agreement as set forth in instrument in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
6. Deed to Homeowners Association for common areas recorded at Instrument No. 20040827-0103644, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreements recorded at Instrument Nos. 20010919-0101279 and 20040826-0103240, Register's Office for Davidson County, Tennessee.
8. Easement recorded in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.

This is property commonly known as: 6708 Boundary Run, Nashville, TN

This is not the residence of Donald O. Riddle, Jr., or spouse.

Davidson County DEEDWARR
Recvd: 05/08/07 14:43 2 pgs
Fees:13.00 Taxes:739.63
20070508-0055350

|STATE OF TENNESSEE|
|COUNTY OF DAVIDSON|

The actual consideration or value, whichever is greater for this transfer is $199,900.00

Matthew Cuff
Affiant

Subscribed and sworn to before me
this 4th day of May, 2007

My Commission Expires: 11-22-2010

Bonnie J. Curry
Notary Public

BONNIE J. CURRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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

And Grantor does covenant with the said Grantees that the Grantor 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 set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of May, 2007.

Donald O. Riddle Jr.
Donald O. Riddle, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State and County aforesaid, **Donald O. Riddle, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2007.

Robert John Notestine
Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 19, 2009

My commission expires: _____