THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 28175B

MAP/GROUP/PARCEL: 087-00-0/097.00

Davidson County DEEDWARR
Recvd: 06/05/07 09:41 2 pgs
Fees:13.00 Taxes:369.63
20070605-0066786

NEW OWNER'S NAME AND ADDRESS:
ARTHUR LANCE & CAMMIE LANCE
4264 CENTRAL PIKE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

CHARLES W. YOUNG, JR. AND JENNIFER SHAWN YOUNG, HUSBAND AND WIFE,

hereinafter called Grantors, does hereby transfer and convey unto, **ARTHUR LANCE AND** WIFE, **CAMMIE LANCE**, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING,LOT NOS. 3 AND 4 IN THE PARTITION OF THE LANDS OF ABNER COWGILL, DECEASED, AS OF RECORD IN THE MINUTE BOOK "Q", PAGE 301, CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY GEORGE W. WATKINS, SURVEYOR, JULY 15, 1960, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF CENTRAL PIKE BEING THE NORTHERLY CORNER OF A TRACT MARKED .51 ACRES ON SAID SURVEY, SOUTH 2 DEGREES 15 MINUTES WEST 224.8 FEET TO AN IRON PIN; THENCE, SOUTH 88 DEGREES 30 MINUTES EAST 100 FEET TO AN IRON PIN; THENCE, NORTH 2 DEGREES 15 MINUTES, EAST 225.0 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF CENTRAL PIKE; THENCE, NORTH 88 DEGREES 30 MINUTES WEST 36 FEET TO A POINT IN THE SOUTHERLY MARGIN OF CENTRAL PIKE; THENCE, NORTH 87 DEGREES 45 MINUTES WEST 64 FEET TO THE POINT OF BEGINNING.

The subject property is improved property known as 4264 CENTRAL PIKE, HERMITAGE, TN 37076.

BEING the same property conveyed to Grantor herein by deed of record in Book 10169, Page 755, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenants with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it,

and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and bindsthemselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

CHARLES W. YOUNG, JR.

JENNIFER SHAWN YOUNG

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **CHARLES W. YOUNG, JR. AND JENNIFER SHAWN YOUNG, WIFE AND HUSBAND**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 30th day of May, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $99,900.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of May, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE