Davidson County DEEDWARR
Recvd: 06/18/07 08:08 2 pgs
Fees:13.00 Taxes:299.70
20070618-0072131

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2007

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-7-2011
(AFFIX SEAL)

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustin Clouser 663 East Old Hickory Blvd Madison, TN 37115	American Home Mortgage P.O. Box 100504 Florence, SC 29501	Map 043 14 0 Parcel 022

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,

Ruby Youngblood, a widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Dustin Clouser

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 all of that certain land or lot as described in Davidson County, Tennessee as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section One Luther & Ruby Youngblood Subdivision of record in Plat Book 8250, page 229, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

As part of this conveyance, a Permanent Driveway Easement is hereby conveyed with said lot, this being part of lots 2 and 1, shared property line entering from the rear of said lots, for the purpose of ingress or egress for Lot One, and having shared maintenance of such driveway.

Being the same property conveyed to Luther Youngblood and wife, Ruby Youngblood by deed dated November 23, 1951, from Opha R. Bixler of record in Book 2042, page 495, Register's Office for Davidson County, Tennessee. Luther Youngblood having predeceased his wife, leaving her tenancy by entirety.

This conveyance is made subject to the following:
1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 663 East Old Hickory Blvd Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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(s) this 15th day of June, 2007.

Ruby Youngblood
Ruby Youngblood

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ruby Youngblood, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 3-7-2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027