WARRANTY DEED



STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 03/15/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary R. Youngblood	Same as new owner	43-14-0/187.00
(NAME)	(NAME)	
665 East Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/18/07 12:59 2 pgs
Fees:13.00 Taxes:447.70

20070618-0072593

FOR AND 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 **Gary R. Youngblood and wife, Dawn M. Youngblood,** 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:

Land in the 11th, formerly the 19th Civil District of said County, being the easterly one-half of Lot No. 34 and all of Lot No. 35 on the Map of the Bixler Property, not of record, described according to a survey made by Lewis D. Justice, Surveyor, September 11th, 1951, as follows:

Beginning at a stake at the northwest corner of Old Hickory Boulevard and Lanier Drive; thence with said Drive northwardly 200 feet to a stake at the corner of lots Nos. 35 and 47; thence with the line between lots Nos. 34, 34, 46 and 47 westwardly 150 feet to a stake; thence southwardly 200 feet to a stake in the northerly margin of Old Hickory Boulevard; thence with said Boulevard eastwardly 150 feet to the beginning.

Being the same property conveyed to Luther Youngblood and wife, Ruby Youngblood by Warranty Deed from Opha R. Bixler dated November 23rd, 1951 and filed for record in Book 2042, Page 495, in the Register's Office for Davidson County, Tennessee. The said Luther Youngblood having died the property is vested to Ruby Youngblood, as surviving tenant.

Subject to any and all matters as shown on the Plan of Record in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and all easements for public utilities.

The 2007 Taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 665 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 this 15th day of June, 2007.

Ruby Youngblood

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

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2007.

Commission expires: 3/15/08

Notary Public

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO.

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO. TN