Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/06/07 11:25 2 pgs
Fees:13.00 Taxes:632.70

20070706-0080701

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $171,000.00

Martha Hale
Affiant

Subscribed and sworn to before me, this ____ **day of July, 2007.**

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO.

Notary Public
My commission expires:

15-0705-151115

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kevin Young	Bank of America	053-16-0 180.00
408 Byrd Court	1400 Best Plaza Drive	
Old Hickory TN 37138	Richmond, VA. 23227	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donna Lynn Brown, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kevin Young and his wife, Debra Young, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 49, on the Plan of King Court Subdivision, Section Three, of record in Book 7900, Page 958, as amended in Book 10159, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donna Lynn Brown and husband, Craig Kastner by deed from Terry L. McDonald and wife, Rachel L. McDonald, dated December 29, 1995, recorded January 2, 1996, of record in Book 9906, Page 338, Register's Office for Davidson County, Tennessee.

Marked as Exhibit "A", attached hereto, and incorporated herein by reference, is the Final Decree of Absolute Divorce in the case styled Donna Lynn Brown, plaintiff, v. Craig Richard Kastner, defendant, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 97D-922 wherein all right, interest and title to the subject property is divested out of Craig Richard Kastner and vested in Donna Lynn Brown.

Kevin T. Young and Kevin Young are one in the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Debra M. Young and Debra Young are one in the same person

This property is improved property known as 408 Byrd Court, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3 day of July, 2007.

Donna Lynn Brown

Donna Lynn Brown

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna Lynn Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt Juliet, TN, this 3 day of July, 2007.

State of Tennessee at Large

My Commission expires: 2-24-

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.