WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/07 09:09 2 pgs
Fees:13.00 Taxes:791.80

20071002-0116977

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $214,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF SEPTEMBER, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CHAD I. PEARMAN STATE OF TENNESEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02374 GRAY CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Robert S. Gray and Diana Gray	same	118-5A-50.00CO
940 Gale Lane #135	828 Kendall Dr	
Nashville, TN 37204	Nashville, TN 37209	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRANDON L. YOUNG, AND WIFE, JANA K. YOUNG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ROBERT S. GRAY, AND WIFE, DIANA GRAY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 940 Gale Lane #135, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 28th day of September, 2007.

Brandon L. Young

Jana K. Young

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, BRANDON L. YOUNG AND JANA K. YOUNG, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of September, 2007.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A LOT DESIGNATED AS BUILDING 10, UNIT A, AND FURTHER IDENTIFIED AS PARCEL NUMBER 50, ON THE PROPERTY TAX MAP NUMBER 118-5-A, AS SHOWN ON THE REVISED PLAN OF ST. MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, A PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT BOOK 4460, PAGE 186, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A COMPLETE DESCRIPTION AND LOCATION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO BRANDON L. YOUNG AND WIFE, JANA K. YOUNG BY WARRANTY DEED FROM 940 PARTNERS, RECORDED ON THE 15TH DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040315-0029394, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.