20B

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/07 12:33 2 pgs
Fees:13.00 Taxes:129.50

20071015-0122020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th day of October 2007

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC OFFICIAL SEAL 20 MAY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 8/23/11

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Glenn Young | SAME AS NEW OWNER | MAP 82-04 |
| (NAME) | (NAME) | |
| 4623 Lebanon Road | | PARCEL 383.00 |
| (ADDRESS) | (ADDRESS) | |
| Murfreesboro, TN 37129 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, James Warren Taft and wife, Sara Taft

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

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 Davidson County, Tennessee, being the West 17 1/2 feet of Lot No. 6 and the East 32 1/2 feet of Lot No. 7 on the Map of James Burns' Subdivision of record in Book 421, Page 40, Register's Office for said County.

SAID parts of said lots adjoin and front together 50 feet on the northerly side of Petway Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to James Warren Taft by Quitclaim Deed dated January 13, 2006 from Clara F. Taft, Executrix of the Estate of Norman Herndon Taft, of record at Instrument No. 20060117-0005847, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easements and restrictive covenants of record.

Sara Taft joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property, by virtue of her marriage to James Warren Taft.

unimproved ( )
This is improved ( X ) property, known as 907 Petway Avenue, Nashville, TN 37206
(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 our hand s this 12th day of October, 2007

James Warren Taft

Sara Taft

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 James Warren Taft and wife, Sara Taft

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 Goodlettsville, Tennessee, this 12th day of October 2001.

Commission expires 8/23/11

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public