WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/07 13:57 2 pgs
Fees:13.00 Taxes:222.00
20071018-0123760

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2007

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL H. COLE AND JOHN W. COLE	SAME	MAP 52-1 PAR 270
(NAME) 410 ROLLING MILL	(NAME)	
(ADDRESS) OLD HICKORY, TN 37138	(ADDRESS)	
(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, **BENEFICIARIES UNDER THE LAST WILL AND TESTAMENT OF BERTIE SUE YOUNG, DECEASED, BEING VELMA YOUNG CARTER, by and through Alma Young Crawford, Attorney in Fact and ALMA YOUNG CRAWFORD and JUDY YOUNG STOCKS,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN W. COLE and MICHAEL H. COLE,** 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:

*a/k/a BEVERLY YOUNG STOCKS

Land in Davidson County, Tennessee, being Lot No. 27 of Block "B" on the Map of Power & Roth's Subdivision of part of Madison Park, as of record in Book 843, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mrs. Bertie Sue Young by deed dated March 16, 1965 by deed of record in Book 3871, page 173, Register's Office for Davidson County, Tennessee; the said Bertie Sue Young a/k./a Birtie Rice Young having died 7/29/07, unmarried and testate. Pursuant to the Last Will and Testament of Bertie Rice Young, Docket No. 07P-1431, Seventh Circuit Court for Davidson County, Tennessee, the property vests in her three daughters being Alma Y. Crawford, Velma Y. Carter A/K/A Thelma Y. Carter and Beverly Y. Stocks.

This is not the principal residence of the grantors.

ALMA YOUNG CRAWFORD executes this instrument as attorney in fact for VELMA YOUNG CARTER pursuant to power of attorney of record in Instrument No. 20071018-0123759, Register's Office for Davidson County, Tennessee.

BIRTIE RICE YOUNG, BERTIE RICE YOUNG AND BERTIE SUE YOUNG was one and the same person.

ALMA Y. CRAWFORD AND ALMA YOUNG CRAWFORD are one and the same person.

VELMA Y. CARTER , THELMA Y. CARTER AND VELMA YOUNG CARTER are one and the same person.

JUDY Y. STOCKS AND JUDY YOUNG STOCKS* are one and the same person.
AND BEVERLY YOUNG STOCKS

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 728 MADISON BOULEVARD, 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 our hands this 9 day of October, 2007.

Judy Young Stocks
JUDY YOUNG STOCKS

Velma Young Carter
VELMA YOUNG CARTER

Alma Young Crawford
ALMA YOUNG CRAWFORD

By: Alma Young Crawford
ALMA YOUNG CRAWFORD, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, ALMA YOUNG CRAWFORD and JUDY YOUNG STOCKS the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this 9 day of October, 2007.

Commission expires: 2-10-08

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, ALMA YOUNG CRAWFORD, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who acknowledged that SHE is the Attorney in Fact for VELMA YOUNG CARTER and is authorized by VELMA YOUNG CARTER to execute this instrument on her behalf.

Witness my hand and official seal this the 9 day of October, 2007.

My commission expires: 2-10-08

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008