Davidson County DEEDWARR
Recvd: 11/28/07 10:08 2 pgs
Fees:13.00 Taxes:999.00
20071128-0137973

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1426

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Property Address: 5200 Ridgefalls Way, Antioch, TN 37013

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jeremy R. Flax, unmarried** hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Brian F. Young and Coretta R. Young, husband and wife** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Antioch, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Oak Highlands, a Planned Unit Development, Phase Two, as of record in Instrument No. 199912130302267, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in Instrument No. 199912130302267, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from S & Y Construction, a sole proprietorship, dated April 6, 2001, and recorded April 10, 2001, in the Register of Deeds for the City of Antioch, County of Davidson, as Document No. 20010410-0035441.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 20th day of November, 2007.

Jeremy R. Flax {Seal}
Jeremy R. Flax

STATE OF TENNESSEE
CITY OF ANTIOCH, COUNTY OF DAVIDSON

On this the 20th day of November, 2007, before me the undersigned officer, personally appeared Jeremy R. Flax, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

STEPHANIE L. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission expires: 3-7-2011

New Owner:
Grantees' Name, Address, Phone:
Brian F. Young and Coretta R. Young
5200 Ridgefalls Way
Antioch, TN 37013

MAP AND PARCEL NO: 173-04-0A-220.00

SEND TAX STATEMENTS TO:
New Owner

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Coretta Young

Subscribed and sworn to before me this 20 day of November 2007.

Notary Public
My Commission expires: 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.