Davidson County DEEDWARR
Recvd: 12/14/07 10:07 2 pgs
Fees:13.00 Taxes:325.60

20071214-0143925

WARRANTY DEED

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

G-VRE-07-2214

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF December, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-2410
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick Wilks	Derrick Wilks	
2214 Courtney Avenue	(NAME) 2214 Courtney Avenue	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	70-9-71.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SANDRA ELIZABETH ANDERSON AND MICHAEL EUGENE YOUNG AND SHIRLEY YOUNG WHITAKER AND THE ESTATE OF CLIFTON WAYNE YOUNG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DERRICK WILKS AND WIFE, ANN WILKS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, ORCHARD HILL, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2663, PAGE 98, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO C. E. YOUNG AND WIFE, VADA H. YOUNG BY WARRANTY DEED FROM A. A. DUGGER AND WIFE, SALLY L. DUGGER, RECORDED ON THE 13TH DAY OF JANUARY, 1961 IN BOOK 3177, PAGE 637, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID C.E. YOUNG HAVING PREDECEASED VADA H. YOUNG WHO HAS SINCE DIED INTESTATE LEAVING SHIRLEY YOUNG WHITAKER, SANDRA ELIZABETH ANDERSON, MICHAEL EUGENE YOUNG, AND CLIFTON WAYNE YOUNG AS HEIRS AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20071214 0143924, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CLIFTON WAYNE YOUNG HAVING SINCE DIED TESTATE. SAID DONNA KAYE YOUNG AS EXECUTRIX OF THE ESTATE OF CLIFTON WAYNE YOUNG HAS THE FULL POWER TO SALE AND CONVEY SUBJECT PROPERTY WITHOUT JOINDER OF ANY BENEFICIARY AS SET OUT IN DOCKET NUMBER 07P475, PROBATE COURT, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 2663, PAGE 98; BOOK 2860, PAGE 283; BOOK 787, PAGE 43; AND BOOK 2498, PAGE 485, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2214 Courtney Avenue, Nashville, Tennessee 37218
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 12th day of December, 2007.

Sandra Elizabeth Anderson

Michael Eugene Young

Shirley Young Whitaker

The Estate of Clifton Wayne Young

BY: Donna Kaye Young, Executrix
Donna Kaye Young, Executrix

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra Elizabeth Anderson, Michael Eugene Young, and Shirley Young Whitaker , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of December, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

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

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of December, 2007, before me personally appeared Donna Kaye Young, Executrix of The Estate of Clifton Wayne Young, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 12th day of December, 2007.

Notary Public

My Commission Expires: 7-24-10

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

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903