This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $164,800.00.

June Ballard
Affiant

Subscribed and sworn before me this the 4th day of April, 2008.

Notary Public
My commission expires: 9-19-09

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Larry Gordon	US Bank N. A.	61-6-45
4302 Saunders Avenue	4801 Frederica Street	
Nashville, TN 37216	Owensboro, KY 42301	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sam N. Young and Fred N. Carter, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Larry Gordon, unmarried, and Carolyn Washington, unmarried, as Tenants in Common with Right of Survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 138, Section 1, as shown on the map entitled Gra-Mar Acres Subdivision, of record in Plat Book 2133, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sam N. Young, by deed from Nationstar Mortgage, LLC, of record as Instrument No. 20070712-0083265, dated April 11, 2007, said Register's Office, the said Sam N. Young having further conveyed a 1/3 undivided interest to Fred N. Carter by Quitclaim Deed of record as Instrument No. 20080227-0019431, dated February 27, 2008, said Register's Office.

The said Sam N. Young and Fred N. Carter owned this property as investment property and never used it as a principal residence.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 4302 Saunders Avenue, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 4th day of April, 2008.

Sam N. Young

Fred N. Carter

Davidson County DEEDWARR
Recvd: 04/07/08 14:52 2 pgs
Fees:13.00 Taxes:609.76
20080407-0035184

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sam N. Young and Fred N. Carter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of April, 2008.

My commission expires:

11/22/08

Notary Public

