RETURN TO:
COMMONWEALTH TITLE AGENCY
101 ELMORE AVENUE
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of April, 2008, by and between PAULINE A. BREWER, UNMARRIED, hereinafter called Grantor, and MELINDA K. YOUNG, UNMARRIED, and CLINTON J. COWGER, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, PAULINE A. BREWER, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto MELINDA K. YOUNG, UNMARRIED, and CLINTON J. COWGER, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3640 ANDERSON ROAD, NASHVILLE, TENNESSEE 37217.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:
Pauline A. Brewer
PAULINE A. BREWER
Signature of Seller

Davidson County DEEDWARR
Recvd: 05/02/08 15:24 3 pgs
Fees:18.00 Taxes:702.63
20080502-0045517

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, PAULINE A. BREWER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, on this the 30th **day of April, 2008.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

MELINDA K. YOUNG and CLINTON J. COWGER

3640 ANDERSON ROAD
NASHVILLE, TENNESSEE 37217

Property Address:

3640 ANDERSON ROAD, NASHVILLE, TENNESSEE 37217

Person Responsible for Taxes:

American Airlines Federal Credit Union
4151 Amon Carter Blvd.
Fort Worth, TX 76155

Map & Parcel #: MAP 136.11, PARCEL 71.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$189900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30 day of **April, 2008.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 08-8122

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Priest Lake Park Section Nine of record in Plat Book 6900, Page 452, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to PAULINE A. BREWER, UNMARRIED, by Warranty Deed from MAX KEITH & WIFE, CAROLYN A. CAREY, of record in Instrument No. 20030102-0000225, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 136.11, PARCEL 71.00).

2. All matters as set forth on the Plan of the Final Plat, Priest Lake Park, Section Nine, of record in Book 6900, page 452, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants of Priest Lake Park, Section Nine of record in Book 7422, page 183, Register's Office for DAVIDSON County, Tennessee.