Davidson County DEEDWARR
Recvd: 06/04/08 15:53 2 pg
Fees:13.00 Taxes:1735.30

20080604-0057513

AFTER RECORDING PLEASE RETURN TO:
Lawyers Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Warranty Deed

LAURA B. NINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whicheyas is greater, for this transfer is $469,900.00.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2008.

Notary Public

My commission expires: 3-21-09

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kevin Young Catherine Young	Churchill Mortgage Corp.	Map: 104-10-0
315 Fairfax Avenue	761 Old Hickory Blvd., Ste. 401	Parcel: 092.00
Nashville, TN	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS S. CALDWELL AND WIFE, LOUISE W. CALDWELL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN YOUNG AND WIFE, CATHERINE YOUNG AKA CATHERIN O'BRIEN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Bransford Realty Company's West End Heights Subdivision of record in Plat Book 332, Page 124, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas S. Caldwell and wife, Louise W. Caldwell by deed from Michael P. Heeney and wife, Susan W. Heeney of record in Book 10135, Page 149, in the Register's Office for Davidson County, Tennessee, dated July 26, 1996.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 315 Fairfax Avenue, Nashville, TN .

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of May, 2008.

Thomas S. Caldwell

Louise W. Caldwell

STATE OF New Hampshire
COUNTY OF Grafton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas S. Caldwell and Louise W. Caldwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of May, 2008.

Linda S Brown
Notary Public

My Commission Expires: 10/3/2012

Linda S Brown
New Hampshire
10/03/2012
Commissioner of Deeds for the State of New Hampshire