WARRANTY DEED

KEVIN MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$94,900.00**

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/23/08 10:53 2 pgs
Fees:13.00 Taxes:351.13

20080923-0096772

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

BOX 10-A

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Carlson	Elite Home Loans	148-020
(NAME)	(NAME)	(MAP)
309 Lallemand Court	109 Westpark Drive, Suite 260	069.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Brentwood, TN 37027	
(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 consideration, the receipt of which is hereby acknowledged, I, **Willie Young, III, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Brian Carlson, unmarried,** hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 15, on the Plan of Luna Heights, Section Two, of record in Plat Book 2900, page 85, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Willie Young, III and wife, Betty J. Young, by deed from Michael Makee and wife, Melinda A. Makee (FKA) A. M. Mahramfar and wife, Melinda A. Mahramfar, dated October 25, 1993, of record in Book 9131, page 458, Register's Office for Davidson County, TN. The said Betty J. Young having since died.
James T. Fleeman is executing this deed on behalf of Willie Young, III, pursuant to Power of Attorney of record in Instrument #20080514-0049715, said Register's Office.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 309 Lallemand Court, Nashville, Tennessee 37211

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 22nd day of September, 2008.

Willie Young III By James T. Fleeman Att'y in Fact

Willie Young III
By James T. Fleeman, Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James T. Fleeman, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Willie Young, III, and that he is authorized by Willie Young, III, to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, Tennessee, this 22nd day of September, 2008.

Notary Public

My Commission expires: 9/19/09

