Box 13 #14819

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,790.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Downs	Peoples Home Equity, Inc.	060-12-0-025.00
(NAME)	(NAME)	
2912 Morningside Drive	213 Ward Circle #201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LeeRoy Young and wife, Joyce B. Young, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Downs, married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot Nos. 37 and 38 of Block "B" on the Map of Highland Park, of record in book 974, Page 33, register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lots Nos. 37 and 38 adjoin and front together 50 feet on the Westerly side of Morningside Drive, and run back parallel lines 150 feet to a dead line.

Being the same property conveyed to LeeRoy Young, by Warranty Deed dated March 16, 2005 from Nancy Sue Perkins of record in Instrument No. 20050317-0029457, Register's Office for Davidson County, Tennessee.

Joyce B. Young, spouse of LeeRoy Young, joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of LeeRoy Young and Joyce B. Young by Andy Brown as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20090303-0018902, in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/03/09 15:34 2 pgs
Fees:13.00 Taxes:332.22
20090303-0018903

unimproved ☐

This is improved ☒ property, known as 2912 Morningside Drive, Nashville, TN 37207
(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 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 hand this 16th day of February, 2009.

LeeRoy Young by Andy Brown as His Attorney in Fact
LeeRoy Young
By Andy Brown as His Attorney-in-Fact

Joyce B. Young by Andy Brown as her attorney in fact
Joyce B. Young
By Andy Brown as Her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 16 of February, 2009 before me personally appeared Andy Brown, the person who executed the foregoing instrument on behalf of LeeRoy Young and Joyce B. Young, and acknowledged that he executed the same as the free act and deed of the said LeeRoy Young and Joyce B. Young, through Power of Attorney granted Andy Brown by the said LeeRoy Young and Joyce B. Young.

Witness my hand and official seal at Franklin, Tennessee this 16th day of February, 2009.

Commission expires: November 14, 2009

Notary Public

Tenisha M. Cathcart
STATE OF TENNESSEE NOTARY PUBLIC