File No. 290300684

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER GREATER, FOR THIS TRANSFER IS **$92,000.00**

James L. Church
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST D OF MARCH, 2009.

Brenda Hunstman
Notary Public

MY COMMISSION EXPIRES: 1/11/11
(AFFIX SEAL)

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF BRENDA HUNTSMAN

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090021792 DEEDWARR
Recvd: 04/02/09 10:04 2 pgs
Fees:13.00 Taxes:340.40
20090402-0029683

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Church		119-12-0-116.00
(NAME) 743 Carlyle Place	(NAME) Same As New Owner	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, We, **Beverly Jean Hester and James G. Youngblood**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **James L. Church and wife, Helen M. Church**, hereinafter called the grantee(s), 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. 101, Section Two Battlewood, as shown on plat of record in Plat Book 1835, pages 95-96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gerald B. Youngblood and wife, Helen T. Youngblood by Warranty Deed from Willie G. Alexander and wife, Stella Maye Alexander of record in Book 4162, Page 707 on August 10, 1967 and filed for record on August 17, 1967, Register's Office for Davidson County, Tennessee. Helen T. Youngblood was the surviving tenant by the entirety of Gerald B. Youngblood; and James G. Youngblood and Beverly Jean Hester obtained title as heirs at law of Helen T. Youngblood. For further reference see Affidavit as to Heirs of record in Instrument 20080623-0064032 and Instrument 20080623-0064033, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 1835, Page 95-96, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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This is impro [property, known as 743 Carlyle Place, Nashville, TN 37211
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 31st day of March, 2009.

Beverly Jean Hester

James G. Youngblood

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Beverly Jean Hester and James G. Youngblood the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of March, 2009.

Commission expires: 1/11/11

Notary Pub

File Number: 290300684

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

