PICK-UP

BILL GARRETT, Davidson County
Trans:T20090056857 DEEDWARR
Recvd: 08/19/09 14:38 2 pgs
Fees:13.00 Taxes:388.50
20090819-0078195

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $105,000.00. Affiant Subscribed and sworn to before me, this the 19th day of August, 2009. Notary Public My commission expires: November 22, 2010

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:
Andrea K. Young	First National Bank in Staunton 115 South Elm St.	Map: 83-1
1111 Granada Avenue	PO BOX 59	Parcel: 372
Nashville, TN 37206	Staunton IL 62088	

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, **FRED T. GRANT, JR. AND WIFE, JANET H. GRANT**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREA K. YOUNG, UNMARRIED, AND T.L. YOUNG AND KATHRYN YOUNG, HUSBAND AND WIFE**, 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. 37 on the Plan of J.B. Hancock's East End Addition of record in Book 57, Page 133, 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 Harold Dale Felts, unmarried by Deed from Mary H. Downs, unmarried of record as Book 11598, Page 502, in the Register's Office for Davidson County, Tennessee, dated July 30, 1999.

Being the same property conveyed to Brian Grant, unmarried by Deed from Harold Dale Felts, married of record as Instrument Number 20071218-0145198, in the Register's Office for Davidson County, Tennessee, dated December 14, 2007.

Being the same property conveyed to Fred T. Grant, Jr. and wife, Janet H. Grant by Quitclaim Deed from Brian Grant, unmarried of record as Instrument Number 20090519-0045937, in the Register's Office for Davidson County, Tennessee, dated May 18, 2009.

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 1111 Granada Avenue, Nashville, TN 37206.

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 19th day of August, 2009.

Fred T. Grant, Jr.

Janet H. Grant

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Fred T. Grant, Jr. and Janet H. Grant, 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 19th day of August, 2009.

MY COMMISSION EXPIRES:
December 22, 2009

Vicki Lynn Teerman
Notary Public

My Commission Expires: _____

VICKI LYNN TEERMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY