WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/09 14:54 3 pgs
Fees:18.00 Taxes:1554.00
20091221-0116084

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 4-15-12
(AFFIX SEAL)

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

G-VRE-09-5107

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Conan S. Young	Bank of America (NAME)	
5107 Idaho Avenue	9000 Southside Blvd. (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Jacksonville, FL. 32256 (CITY) (STATE) (ZIP)	103-3-74.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we IVAN NATHAN FOLLOWILL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CONAN S. YOUNG, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS 23 AND 24, ON THE PLAN OF REALTY SAVINGS BANK AND TRUST CO.'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S 1ST ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 18, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID PARTS OF SAID LOTS ADJOIN AND FROM TOGETHER 50 FEET ON THE SOUTH SIDE OF IDAHO AVENUE AND RUN BACK BETWEEN PARALLEL LINES PARALLEL TO AND 240 FEET WEST OF THE WEST MARGIN OF 51ST AVENUE NORTH 160 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO IVAN NATHAN FOLLOWILL, UNMARRIED BY WARRANTY DEED FROM JESSICA M. SGARLATA, UNMARRIED AND ROBERT E. SGARLATA, MARRIED, RECORDED ON THE 19TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071219-0145642, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 421, PAGE 18; AND INSTRUMENT NUMBER 20081020-104832, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 5107 Idaho Avenue, Nashville, Tennessee 37209
(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 hand(s) this 10th day of December, 2009.

Ivan Nathan Followill by Barbara Moutenot, attorney-in-fact
Ivan Nathan Followill

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of December, 2009, before me personally appeared Barbara Moutenot to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ivan Nathan Followill, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Ivan Nathan Followill, unmarried.

Witness my hand and official seal, this the 10th day of December, 2009.

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY