This Instrument Prepared By:
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BILL GARRETT, Davidson County
Trans:T20100025524 DEEDQC
Recvd: 04/29/10 09:12 3 pgs
Fees:17.00 Taxes:0.00
20100429-0032488

Name and Address of New Owner:
Joseane C. Young
719 Harding Place
Nashville, TN 37211

Responsible for Payment of Real Property Taxes: same

Map & Parcel ID Number: MAP 146-4 PARCEL 32

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this April 15, 2010 date, by and between Steven A. Young ("Grantor") and ***Joseane C. Young*** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of $10.00 and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Steven A. Young, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantees, Joseane C. Young, unmarried, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described DAVIDSON COUNTY, TENNESSEE real estate having an address of ***719 Harding Place, Nashville, TN 37211*** further described in Exhibit A attached hereto and incorporated herein fully by reference.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Steven A. Young ("Grantor")

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, of the State and County aforesaid, personally appeared Steven A. Young ("Grantor") with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that the as such grantor, executed the foregoing instrument for the purpose therein contained, by signing her name to the foregoing instrument and the said Steven A. Young ("Grantor") acknowledged that he executed the foregoing instrument as his free act and deed.

WITNESS my hand and seal, this April 15, 2010.

Notary Public: _____

My Commission Expires: 5/14/2014

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0 and/or this transaction is exempt from paying transfer taxes.

Affiant/Grantee

Subscribed and sworn to before me this April 15, 2010 date.

Notary Public: _____

My Commission Expires: 5/14/2014

Exhibit "A" Legal Description

Land in Davidson County, Tennessee, described as follows: Being Lot No. 706 on the Plan of Caldwell Hall, Section X, of record in Book 3106, page 79, Register's Office for said County.

Said Lot No. 706 fronts 96.8 feet on the southerly side of Harding Road and extends back 160 feet on the easterly line and 190.24 feet on the westerly line, to a dead line in the rear on which it measures 92.82 feet.

Included in the above description but specifically excluded from the property being conveyed herein is the following tract which was conveyed to the State of Tennessee by Warranty Deed from Freba Kahn of record in Book 11419, page 455, Register's Office for Davidson County, Tennessee. BEGINNING at a point on the common property line between Mohammad Kahn and Wasima Khan and the grantors therein, said point being on the south existing right of way line of State Route 255 (Harding Place) and located 38.95 feet right of State Route 255 (Harding Place) survey centerline station 119+38.17; thence with said existing right of way line Southeasterly with a curve to the right having a radius of 220.00 feet an arc distance of 20.00 feet to a point located 37.87 feet right of survey centerline station 119+62.60, thence continuing with said existing right of way line with a curve to the left having a radius of 1,560.32 feet an arc distance of 76.80 feet to a point located 37.26 feet right of survey centerline station 120+33.09, said point being on the common property line between Quoc Lam and Chau Quy Lamtroung and the grantors therein, thence with said common property line South 03 degrees 47 minutes 34 seconds West a distance of 11 feet, more or less, to a point located 48 feet right of survey centerline station 119+33, more or less, said point being on the south proposed right of way line of State Route 255 (Harding Place) ; thence with said proposed right Northwesterly of way line with a curve to the right having a radius of 1.484.79 feet an arc distance of 73 feet, more or less, to a point located 48 feet right of survey centerline station 119+62.62; thence continuing with said proposed right of way line North 82 degrees 56 minutes 09 seconds West a distance of 24 feet, more or less, to a point located 48 feet right of survey centerline station 119+38, more or less, said point being on the common property line between Mohammad Khan and Wasima Khan and the grantors therein; thence with said common property line North 01 degrees 16 minutes 51 seconds East a distance of 10 feet, more or less, to the POINT OF BEGINNING and containing 994 square feet, more or less, and being a portion of the same property conveyed unto the grantors therein as of record in Deed Book 9218, page 506, Register's Office for Davidson County, Tennessee.

Said excluded portion having been incorrectly omitted from the previous Deeds of record in Book 1171, page 836 and Instrument Number 20021206-0150704, said Register's Office.

Being the same property conveyed to Steven A. Young and Wife, Joseane C. Young from Frozan Khan by Warranty Deed recorded in Instrument Number 20061208-0152024 on December 08, 2006, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2009, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 719 HARDING PLACE, NASHVILLE, TN 37221.