RETURN TO: REALTY TITLE
02

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #10-1117

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frank O. Young, Jr., unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tracy D. Newton, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 153, on the Plan of Phase One, The Meadows of Seven Points of record in Plat Book 11700, Pages 18-20, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Frank O. Young, Jr. by Warranty Deed from Frank Batson Quality Homes, Inc. dated November 30, 2006 of record in Inst. No. 20061204-0148988, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5805 Seven Points Trace, Hermitage TN, 37076.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of May, 2010.

Frank O. Young, Jr.

BILL GARRETT, Davidson County
Trans:T20100032569 DEEDWARR
Recvd: 06/01/10 08:46 2 pgs
Fees:13.00 Taxes:1060.05
20100601-0041549

State of Arizona)
County of Maricopa)

On this 18 day of May, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Frank O. Young, Jr., the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/20/2011

AARON FRANK
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
March 20, 2011

State of Tennessee)
County of ~~Davidson~~ Williamson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 286,500.00.

Affiant

Sworn and subscribed before me on this the 25th day of May, 2010.

Notary Public

My Commission Expires: 5/31/11

KAREN McCALLA
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

NEW OWNER:
Tracy D. Newton
5805 Seven Points Trace
Hermitage, TN 37076

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
98-13-0-C-036