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THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29801-10-2010** **Record & Return To:** **Bridgehouse Title** **342 Cool Springs Blvd., #202** **Franklin, TN 37067**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $700,000.00 Affiant Subscribed and sworn to before me this 15th day of November, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Timothy L. Unger Gaylon M. Lawrence 1005 Clearview Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 080 06200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen G. Young and wife, Amanda Haynes Young**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy L. Unger, married and Gaylon M. Lawrence, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1005 Clearview Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of November, 2010.

Stephen G. Young

Amanda Haynes Young

BILL GARRETT, Davidson County
Trans:T20100072976 DEEDWARR
Recvd: 11/17/10 12:48 2 pgs
Fees:13.00 Taxes:2590.00
20101117-0092079

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stephen G. Young and Amanda Haynes Young**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 100 feet of Lot Nos. 9 and 10 on the Plan of a Resubdivision of Lots Nos. 29 to 34 and Lot Nos. 49 to 54, inclusive, in the Kenner Manor Land Company's 2nd Subdivision, of record in Book 547, page 134, Register's Office for Davidson County, Tennessee.

Said property fronts 100 feet on the westerly margin of Clearview Drive, formerly Ensworth Avenue, and extends back between parallel lines, 174 feet to a dead line.

Being the same property conveyed to Stephen G. Young and wife, Amanda Haynes Young, by deed dated August 15, 1994, from Jennifer L. Ramey, unmarried, of record in Book 9437, page 918, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. State and County taxes for the year 2009, PAID. Map and Parcel No. 116 080 06200.
3. All matters appearing on the Plan of record as Book 547, page 134, Register's Office for Davidson County, Tennessee.