BILL GARRETT, Davidson County
Trans:T20110023851 DEEDWARR
Recvd: 04/25/11 10:08 6 pgs
Fees:32.00 Taxes:0.00

20110425-0031201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$ 180,000.00 STATE OF TENNESSEE TAX EXEMPT.**

AFFIANT

Subscribed to and sworn before me this 15th day of March, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: (Official Seal)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 1, 2012

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
STATE OF TENNESSEE 22nd Floor Tennessee Tower 312 8th Avenue North Nashville, Tennessee 37243-0299	TAX EXEMPT	Map 084-15-0 Parcel 005.00 Tract 1 Map 084-15-0 Parcel 006.00 Tract 2

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF $ 180,000.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THE ESTATE OF ORA SUE YOUNG, CHERYL ANNE YOUNG CHARLES, EXECUTRIX AND INDIVIDUALLY, LINDA SUE RAGLAND, WALTER WAYNE YOUNG, JEFFREY ALAN YOUNG,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **STATE OF TENNESSEE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

TRANSACTION NUMBER 10-09-004

LEGAL DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "A".

SURVEY DESCRIPITION HAS BEEN ATTACHED HERETO AND INCOPORATED HEREIN BY REFERENCE AS EXHIBIT "B".

Cheryl Anne Young Charles executes this instrument as Attorney-In-Fact on behalf of Linda Sue Ragland, pursuant to the Power of Attorney recorded in Instrument No. 20110425003 1200, Register's Office for Davidson County.

Cheryl Anne Young Charles executes this instrument as Attorney-In-Fact on behalf of Walter Wayne Young, pursuant to the Power of Attorney recorded in Instrument No. 20110425003 1198, Register's office for Davidson County.

Cheryl Ann Young Charles executes this instrument as Attorney-In-Fact on behalf of Jeffrey Alan Young, pursuant to the Power of Attorney recorded in Instrument No. 20110425003 1199, Register's Office for Davidson County.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 328 Dennywood Drive Tract 1 and Tract 2 Nashville, Tennessee 37214

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

LTSR Number: GTE File: 2010

WITNESS, this the 15th day of March, 2011

Cheryl Anne Young Charles, EX
Cheryl Anne Young Charles, Executrix

Cheryl Anne Young Charles
Cheryl Anne Young Charles, Individual

Linda Sue Ragland Linda Sue Ragland
BY: Cheryl Anne Young Charles, AIF
Cheryl Anne Young Charles, Attorney-In-Fact

Walter Wayne Young Walter Wayne Young
BY: Cheryl Anne Young Charles, AIF
Cheryl Anne Young Charles, Attorney-In-Fact

Jeffrey Alan Young Jeffrey Alan Young
BY: Cheryl Anne Young Charles, AIF
Cheryl Anne Young Charles, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 15th day of March, 2011 , before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cheryl Anne Young Charles** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged to be the Executrix for The Estate of Ora Sue Young , the within named bargainor, an Estate, and that as such Executrix being duly authorized to do so, executes the forgoing instrument for the purposes therein contained by signing for the Estate of Ora Sue Young, by the said Cheryl Anne Young Charles, as such, Executrix..

Witness my hand and official seal on this the 15th day of March, 2011

C. Loy Carney
Notary Public

Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 7, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of March, 2011, before me the undersigned, a Notary Public and for said County and State, personal appeared, **Cheryl Anne Young Charles,** to me known to be the person who executed the foregoing instrument for the purp0ses therein contained by signing her name.

C. Loy Carney
Notary Public

Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 7, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of March, 2011, before me the undersigned, a Notary Public and for said County and State, personally appeared **Cheryl Anne Young Charles,** attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of Linda Sue Ragland, Walter Wayne Young and Jeffrey Alan Young, and acknowledged that she executed that same as the free act and deed of the said, Linda Sue Ragland, Walter Wayne Young and Jeffrey Alan Young.

C. Loy Carney
Notary Public

Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 7, 2012

LTSR Number:

GTE File: 2010

EXHIBIT "A"
TRANSACTION NUMBER 10-09-004

TRACT 1

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY,
TENNESSEE. BOUNDED ON THE NORTH BY THE TIMOTHY S. ROBERTS & WIFE LINDA F. ROBERTS
PROPERTY AS OF RECORD IN DEED BOOK 10965, PAGE 722-R.O.D.C., TN.
BOUNDED ON THE EAST BY THE
WESTERLY MARGIN OF DENNYWOOD DRIVE. BOUNDED ON THE SOUTH BY THE ARGUS W. YOUNG, ET
UX PROPERTY AS OF RECORD IN DEED BOOK 5330, PAGE 528-R.O.D.C., TN.
BOUNDED ON THE WEST BY
THE HOLLIS LEE FLATT, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4930, PAGE 86-R.O.D.C., TN AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN SET IN THE WESTERLY MARGIN OF DENNYWOOD DRIVE, SAID POINT
HAVING TENNESSEE STATE PLANE COORDINATES OF N-671,195.82 E-1,765,089.87; SAID POINT BEING
THE SOUTHEAST CORNER OF THE TIMOTHY S. ROBERTS & WIFE LINDA F. ROBERTS PROPERTY AS OF
RECORD IN DEED BOOK 10965, PAGE 722-R.O.D.C., TN. AND BEING THE NORTHEAST CORNER OF THE
TRACT HEREIN DESCRIBED;
THENCE, WITH SAID MARGIN OF DENNYWOOD DRIVE, SOUTH 5 DEGREES 35 MINUTES 47 SECONDS
WEST, 188.00 FEET TO AN EXISTING IRON PIN FOUND , SAID POINT HAVING TENNESSEE STATE PLANE
COORDINATES OF N-671,008.72 E-1,765,071.54;
THENCE, LEAVING DENNYWOOD DRIVE, A COMMON LINE WITH THE ARGUS W. YOUNG, ET UX
PROPERTY AS OF RECORD IN DEED BOOK 5330, PAGE 528-R.O.D.C., TN. NORTH 85 DEGREES 44 MINUTES
57 SECONDS WEST, 229.33 FEET TO A POINT IN THE NORTHERLY MARGIN OF BRILEY PARKWAY (STATE
ROUTE 155), SAID POINT HAVING TENNESSEE STATE PLANE COORDINATES OF N-671,025.72 E-
1,764,842.84;
THENCE, WITH SAID MARGIN AND A CURVE TO THE LEFT SAID CURVE HAVING A CENTRAL ANGLE OF 00
DEGREES 19 MINUTES 53 SECONDS, A RADIUS OF 941.74 FEET, A LENGTH OF 5.45 FEET AND A CHORD
BEARING AND DISTANCE OF NORTH 54 DEGREES 40 MINUTES 42 SECONDS WEST, 5.45 FEET;
THENCE, CONTINUING WITH SAID MARGIN, NORTH 54 DEGREES 50 MINUTES 39 SECONDS WEST, 54.33
FEET TO AN IRON PIN SET, SAID POINT HAVING TENNESSEE STATE PLANE COORDINATES OF N-671,060.15 E-1,764,793.98;

THENCE, LEAVING THE SAID MARGIN AND A COMMON LINE WITH THE HOLLIS LEE FLATT, ET UX
PROPERTY AS OF RECORD IN DEED BOOK 4930, PAGE 86-R.O.D.C, TN. NORTH 42 DEGREES 36 MINUTES
31 SECONDS EAST, 209.80 FEET TO AN IRON PIN SET, SAID POINT HAVING TENNESSEE STATE PLANE
COORDINATES OF N-671,214.56 E-1,764,936.01;
THENCE, A COMMON LINE WITH THE TIMOTHY S. ROBERTS & WIFE LINDA F. ROBERTS PROPERTY AS OF
RECORD IN DEED BOOK 10965, PAGE 722-R.O.D.C., TN. SOUTH 83 DEGREES 03 MINUTES 24 SECONDS
EAST, 155.00 FEET TO THE POINT OF BEGINNING.
CONTAINING, 43,169 sq.ft. or 0.99 Acres more or less.
SUBJECT PROPERTY IS ENCUMBERED BY A 10' PUBLIC UTILITY EASEMENT ON THE NORTH, WEST AND
SOUTH SIDES AS OF RECORD IN PLAT BOOK 2331, PAGE 91-R.O.D.C., TN.
SUBJECT PROPERTY IS ENCUMBERED BY A 20' SEWER EASEMENT ON THE SOUTH SIDE.
ALTHOUGH NO EASEMENTS WERE FOUND, PROPERTY IS SUBJECT TO ANY DRAINAGE EASEMENTS THAT
MAY EXIST ALONG EXISTING DRAIN;

BEING PART OF THE SAME PROPERTY CONVEYED TO ARGUS WAYNE YOUNG AND WIFE, ORA SUE YOUNG BY DEED OF RECORD IN BOOK 3980, PAGE 909, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2

BEING A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY,
TENNESSEE. BOUNDED ON THE NORTH BY THE ARGUS WAYNE YOUNG, ET UX PROPERTY AS OF RECORD
IN DEED BOOK 3980, PAGE 909-R.O.D.C., TN. BOUNDED ON THE EAST BY THE WESTERLY MARGIN OF
DENNYWOOD DRIVE. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF BRILEY PARKWAY
(STATE ROUTE 155) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT AN IRON PIN SET IN THE WESTERLY MARGIN OF DENNYWOOD DRIVE, SAID POINT
HAVING TENNESSEE STATE PLANE COORDINATES OF N-671,195.82 E-1,765,089.87, SAID POINT BEING

THE SOUTHEAST CORNER OF THE TIMOTHY S. ROBERTS & WIFE LINDA F. ROBERTS PROPERTY AS OF
RECORD IN DEED BOOK 10965, PAGE 722-R.O.D.C., TN.
THENCE, WITH SAID MARGIN, SOUTH 5 DEGREES 35 MINUTES 47 SECONDS WEST, 188.00 FEET TO THE

TRUE POINT OF BEGINNING, SAID POINT HAVING TENNESSEE STATE PLAN COORDINATES OF N-
671,008.72 E-1,765,071.54;
THENCE, CONTINUING WITH SAID MARGIN, SOUTH 5 DEGREES 35 MINUTES 47 SECONDS WEST, 190.30
FEET TO AN IRON PIN SET IN THE NORTHERLY MARGIN OF BRILEY PARKWAY (STATE ROUTE 155), SAID
POINT HAVING TENNESSEE STATE PLANE COORDINATES OF N-670,819.33 E-1,765,052.98;
THENCE, WITH SAID MARGIN AND A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 17
DEGREES 59 MINUTES 39 SECONDS, A RADIUS OF 941.74 FEET, A LENGTH OF 295.76 FEET, AND A
CHORD BEARING AND DISTANCE OF NORTH 45 DEGREES 30 MINUTES 57 SECONDS WEST, 294.55 FEET
TO A POINT, SAID POINT HAVING TENNESSEE STATE PLANE COORDINATES OF N-671,025.72 E-
1,764,842.84;
THENCE LEAVING SAID MARGIN ON A COMMON LINE WITH THE ARGUS WAYNE YOUNG, ET UX
PROPERTY AS OF RECORD IN DEED BOOK 3980, PAGE 909-R.O.D.C., TN. SOUTH 85 DEGREES 44 MINUTES
57 SECONDS EAST, 229.33 FEET TO THE POINT OF BEGINNING.
CONTAINING, 19,536 sq.ft. or 0.45 Acres more or less.
SUBJECT PROPERTY IS ENCUMBERED BY A 10' PUBLIC UTILITY EASEMENT ON THE NORTH SIDE AS OF
RECORD IN PLAT BOOK 2331, PAGE 91-R.O.D.C., TN.
SUBJECT PROPERTY IS ENCUMBERED BY A 20' SEWER EASEMENT ON THE NORTH SIDE.
ALTHOUGH NO EASEMENTS WERE FOUND, PROPERTY IS SUBJECT TO ANY DRAINAGE EASEMENTS THAT
MAY EXIST ALONG EXISTING DRAIN;
PREPARED BY:THORNTON & ASSOCIATES, INC.1205 SOUTH GRAYCROFT AVENUE,MADISON, TN 37115

BEING THE SAME PROPERTY CONVEYED TO ARGUS WAYNE YOUNG AND WIFE, ORA SUE YOUNG BY DEED OF RECORD IN BOOK 5330, PAGE 528, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
THE SAID ARGUS WAYNE YOUNG HAVING SINCE DIED SURVIVED BY SPOUSE ORA SUE YOUNG WHO HAVING SINCE DIED TESTATE JUNE 2, 2010 IN DAVIDSON COUNTY, TENNESSEE. THE LAST WILL AND TESTAMENT OF ORA SUE YOUNG OF RECORD IN PROBATE DOCKET NUMBER 10P-1011, 7TH CIVIL COURT, PROBATE DIVISION, FOR DAVIDSON COUNTY, TENNESSEE, CHERYL ANNE YOUNG CHARLES BEING APPOINTED AS EXECUTRIX.
THE SUBJECT PROPERTY BEING DEVISED TO CHERYL ANNE YOUNG CHARLES, LINDA SUE RAGLAND, WALTER WAYNE YOUNG AND JEFFREY ALAN YOUNG, THE SOLE BENEFICIARIES AND SOLE HEIRS AT LAW.

EXHIBIT "B"

TRANACTION NUMBER 10-09-004

