ADDRESS NEW OWNERS and
SEND TAX BILLS:
SALLY DARLENE YOUNG CARPENTER
202 Valley Ridge Rd.
Franklin, TN 37064

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
71 - 11 - 215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, CHARLES SIDNEY YOUNG and wife, JENNIE S. YOUNG, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to SALLY DARLENE YOUNG CARPENTER, married, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lots Nos. 321 and 322 on the Plan of the Highland Land Company's Subdivision, as of record in Book 421, Page 14, of the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 321 and 322 front together 50 feet on the West side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Charles Sidney Young by Affidavit of Heirship recorded June 21, 2001 in Instrument No. 20010621-0066002, Register's Office for Davidson County, Tennessee.

Jennie S. Young, wife of Charles Sidney Young, joins in this conveyance for the purpose of conveying all her marital right, title and interest in and to said property.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1408 Pennock Avenue, Nashville, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

TIMOTHY D. FERGUSON
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365 WEST MAIN STREET
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BILL GARRETT, Davidson County
Trans:T20110061757 DEEDWARR
Recvd: 10/04/11 13:48 2 pgs
Fees:13.00 Taxes:140.60
20111004-0076923

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 30 day of September, 2011.

CHARLES SIDNEY YOUNG

JENNIE S. YOUNG

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, CHARLES SIDNEY YOUNG and wife, JENNIE S. YOUNG, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 30 day of September, 2011.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $38,000.00.

AFFIANT

Subscribed to and sworn before me, this the 20 day of September, 2011.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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