THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY,** Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

**ADDRESS NEW OWNER:**
Nicholas J. Chett
904 Noel Green Court
Nashville, TN 37204

**MORTGAGEE:**
Citizens and Southern
Mortgage Corporation
P.O. Box 656
Tucker, GA 30085-0656

**MAP-PARCEL NUMBERS:**
MAP 118-13
PARCEL 257
16DA 40406

# WARRANTY DEED

BOOK 7941 PAGE 240

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, James E. Adams, Jr. and wife, Linda Adams hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Nicholas J. Chett and Susanne C. Troope, as Joint Tenants with Rights of Survivorship hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 5 on the plan of Noel Green, of record in Book 6250, page 804, Register's Office for said County.

SAID Lot No. 5 begins at a point in the center of the cul-desac of Noel Green Court which is also a public utility, drainage and common access easement and extends back 123.09 feet on the southerly line and 117.51 feet on the westerly line to a broken line in the rear, measuring 176.00 feet thereon.

BEING the same property conveyed to James F. Adams, Jr. by deed from James E. Adams of record in Book 7552, page 568, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This conveyance is subject to the obligation of Grantee to an equal share with other contiguous owners of the expense for maintenance and repair of Noel Green Court. This statement is one of intent which superceeds the provisions of the maintance agreement of record in Book 7500, page 794, said register's office.

This is (xx) improved property, known as 904 Noel Green Court, Nashville, TN 37204.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of September, 1989.

Linda Adams

James E. Adams, Jr.

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 15th day of September, 1989, before me personally appeared James E. Adams, Jr. and wife, Linda Adams, 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 that he/she executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7941 PAGE 241

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 214,000.00.

Susanne C. Troope
Affiant

Subscribed and sworn to before me, this the 15th day of September, 1989.

My Commission Expires: 9-26-92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

6.7.2.6.3

IDENTIFICATION REFERENCE

SEP 19 10 00 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

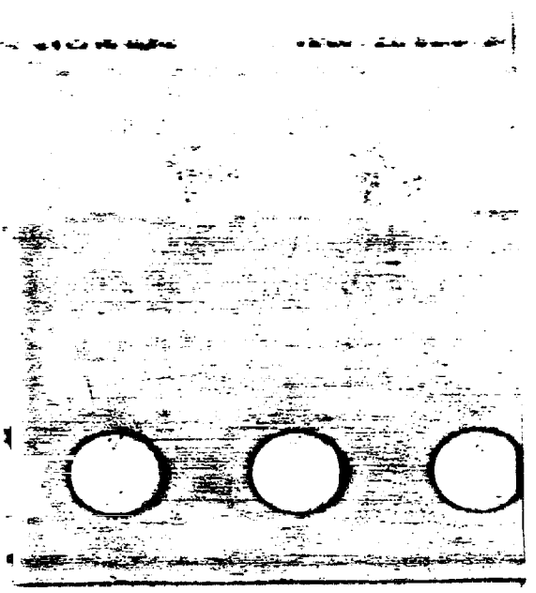
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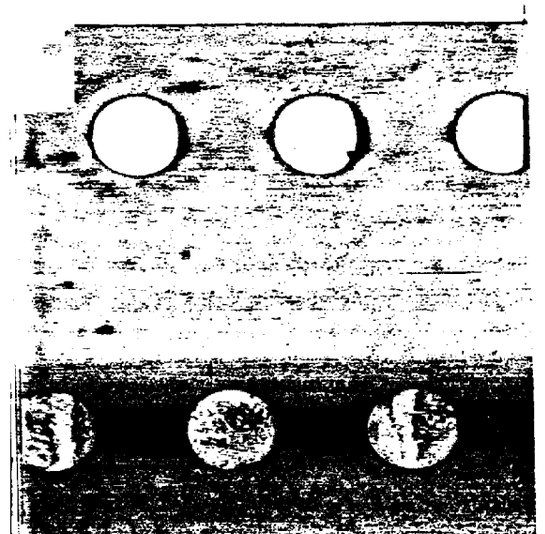
WARRANTY DEED

from:
James E. Adams, Jr. and wife, Linda Adams

to:
Nicholas J. Chett and Susanne M. Troope, unmarried

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7941 PAGE 242

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 214000.00 |
| | | | CON TX | 706.20 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 713.20 |
| | | | CHECK | 713.20 |
| 09/19/89 | | 01 | 10:00 0001 | 6042 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.2.6.3

IDENTIFICATION REFERENCE

SEP 19 10 00 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250020