Box 52

WARRANTY DEED

BOOK 11676 PAGE 706

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September 19 99

Notary Public

MY COMMISSION EXPIRES: 3-30-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse Wade	Jesse Wade	131-3C-201CO
(NAME)	(NAME)	
4400 Belmont Park Terrace #2	P. O. Box 69	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Martin, Tennessee 38237	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Marie Allen Choate, unmarried, and Michael A. Choate, married,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse Wade and Regina Wade, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Site No. 201 on the Plan of Arden Place, Section VII, of record in Book 4955, page 90, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description of said property, together with one membership in Arden Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

Being the same property conveyed to Marie Allen Choate and Michael A. Choate, each for life with the remainder in the survivor of them, by deed from Linda P. Bass (formerly Linda P. Pridmore) and husband, Robert A. Bass of record in Book 5302, page 677, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Marie Allen Choate by Michael A. Choate as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The Affidavit of said Attorney in Fact is attached as "Exhibit "A" to or on this instrument and incorporated hereing by reference.

Upon oath, Michael A. Choate warrants, covenants and certifies that the aforesaid real property is not his homestead as defined by Statute.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4400 Belmont Park Terrace #201, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hand s this 22nd day of September 19 99

Marie Allen Choate BY Michael A. Choate, as Attorney in Fact
Marie Allen Choate BY Michael A. Choate, as Attorney in Fact

Michael A. Choate
Michael A. Choate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael A. Choate, the bargainor, 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 and official seal at Nashville, Tennessee, this 22nd day of September, 1999.

Commission expires 3-30-03

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael A. Choate, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marie Allen Choate, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Marie Allen Choate. WITNESS my hand and official seal at Nashville, Tennessee, September 22, 1999.

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 3-30-03

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

EXHIBIT "A"

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ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, **Michael A. Choate**, who made oath as follows:

1. That by appointments dated **July 19, 1998** which are recorded in the Register's Office for Davidson County, Tennessee, **Michael A. Choate** was appointed as attorney-in-fact for **Marie Allen Choate**, ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the Warranty Deed, Deed of Correction and/or Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this **22nd** day of **September**, 1999.

Michael A. Choate

Michael A. Choate

STATE OF TENNESSEE
DAVIDSON COUNTY

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that **Michael A. Choate** whose name is signed to the foregoing writing bearing date of **September 22, 1999**, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this **22nd** day of **September, 1999**.

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 3-30-03

PREPARED BY:
LEHMAN LAND TITLE, INC.
6 CADILLAC DRIVE, STE 190
BRENTWOOD, TN 37027

2717 09/27 0101 03CHECK 660.95

0639842
RECEIVED FOR REFERENCE
99 SEP 27 PM 1:32
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

063984 2

REFERENCE

99 SEP 27 PM 1:32

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	173500.00
CON TX	641.95
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	660.95
CHECK	660.95

09/27/99 01 13:35 0001 2717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1520637