File in Box No. 19 B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/01 11:58 2pgs
Fees:11.00 Taxes:675.25

20010504-0046221

STATE OF TENNESSEE #01-5-2-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,500.00

Martha L. Choat
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May 2001

NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY A. CHOAT (NAME)	"NEW OWNERS" (NAME)	MAP 102-11
6837 Old Charlotte Pike (ADDRESS)	(ADDRESS)	PARCEL 002
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #08DZ-05230

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, LEZLI TOUCHSTONE AND JOSH TOUCHSTONE, AS THE SOLE SURVIVING HEIRS AT LAW OF IRVIN B. TOUCHSTONE AND SHARON A. TOUCHSTONE, BOTH DECEASED HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY A. CHOAT AND WIFE, MARTHA L. CHOAT

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:

LAND in Davidson County, Tennessee, being Lot No. 396 on the Plan of Brook Meade, Section 10, of record in Book 2331, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Irvin B. Touchstone and wife, Sharon A. Touchstone, by Deed from Herbert L. Baker and wife, Ann M. Baker, of record in Book 9711, Page 577, and rerecorded in Book 9727, Page 154, Register's Office for Davidson County, Tennessee. The said parties having since died. Irvin B. Touchstone having predeceased Sharon A. Touchstone. The said property was devised to Sharon A. Touchstone by the Last Will and Testament of Irvin Barry Touchstone, of record in Will Book 235, Page 295, Probate Court for said County. The said Sharon A. Touchstone having since died leaving Lezli Touchstone and Josh Touchstone as her Sole Heirs-at-Law.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 6837 Old Charlotte Pike, Nashville, TN 37209
(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 2nd day of May 2001

Lezli Touchstone
LEZLI TOUCHSTONE
Heirs-at-Law

JOSH TOUCHSTONE
Heirs-at-Law

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

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 _____, _____ .

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 Lezli Touchstone and Josh Touchstone, as the Sole Heirs-at-Law of Irvin B. Touchstone and Sharon A. Touchstone, both deceased, the bargainors, 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 and official seal at Brentwood, Tennessee, this 2nd day of May, 2001.

My Commission Expires: 5/28/03

Notary Public

SCOTT D. WEBB NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.