Davidson County DEEDWARR
Recvd: 05/11/01 15:38 3pgs
Fees:15.00 Taxes:24.05
20010511-0049252

STATUTORY DECLARATIONS

This property is identified in the Tax Assessor's Office of Davidson County, Tennessee as TAX MAP 112, PARCEL 82.

This instrument was prepared by **ANTHONY L. SANDERS**, Attorney at Law, 129 North Court Square, P.O. Box 390, Waverly, TN 37185. This document was prepared upon information supplied by bargainor(s) and no title search was requested or performed. Preparer is not closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act of 1986.

The name and address of the new owner and to whom the tax statement should be sent to is: JESSE W. CHESTER, etux, EVELYN L. CHESTER, 8689 Chester Road, Pegram, TN 37143.

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $6,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 23rd day of April, 2001.

Commission expires: 12-16-03

Register or Notary Public

# WARRANTY DEED

***FOR AND IN CONSIDERATION*** of the sum of Six Thousand Five Hundred and No/100 ($6,500.00) Dollars, cash in hand by JESSE W. CHESTER, etux, EVELYN L. CHESTER, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, TIMOTHY W. BUTLER, ETUX, JEANNIE M. BUTLER, have bargained and sold and by these presents do transfer and convey unto JESSE W. CHESTER, etux, EVELYN L. CHESTER, their heirs

and assigns, a certain tract or parcel of land in the 9th Civil District of Davidson County, Tennessee, as follows:

LAND lying in the 9th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the easterly margin of Old Charlotte Pike, being the southwest corner of the Clifton E. Chester, Sr. property of record in Book 5332, page 787, Register's Office for Davidson County, Tennessee, said point being at the south edge of a 25 foot access easement leading to other properties; thence with the margin of Old Charlotte Pike, North 38 degrees 00' East, 100.00 feet to an iron pin; thence with a new line South 54 degrees 32' East 369.84 feet to an iron pin in the westerly line of Jesse E. Chester, being of record in Book 5332, page 785, Register's Office for Davidson County, Tennessee; thence with his westerly line South 42 degrees 35' West, 145.00 feet to an iron pin in the south margin of said 25 foot access easement also being the southerly boundary line of Clifton E. Chester, Sr.; thence with his line North 47 degrees 30' West, 359.00 feet to the point of beginning, containing 1.02 acres, more or less.

SAID property being subject to a 25 foot access easement along the southerly boundary.

BEING the same property conveyed to Timothy W. Butler, etux, Jeannie M. Butler by warranty deed from Clifton E. Chester, Sr., etux, Jessie Elizabeth Chester, dated September 28, 1984, and as shown of record in Book 6403, page 821, Register's Office for Davidson County, Tennessee.

***TO HAVE AND TO HOLD*** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said **JESSE W. CHESTER, etux, EVELYN L. CHESTER**, their heirs and assigns, forever.

And we do hereby covenant with the said **JESSE W. CHESTER, etux, EVELYN L. CHESTER**, 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, except for the 2001 real property taxes which shall be the responsibility of the grantees, **JESSE W. CHESTER, etux, EVELYN L. CHESTER.**

And we do hereby further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to the said land to the said **JESSE W. CHESTER, etux, EVELYN L. CHESTER**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 23rd day of April, 2001.

Timothy W. Butler

Timothy W. Butler

Jeannie M. Butler

Jeannie M. Butler

STATE OF TENNESSEE §
COUNTY OF DICKSON §

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within named, ***TIMOTHY W. BUTLER, ETUX, JEANNIE M. BUTLER***, to me personally known (or proven 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 Burns, Tennessee, on this the 23rd day of April, 2001.

Rikka Susan Drake

Notary Public

My Commission Expires:
12-16-03