RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 09/26/01 08:53 3pgs
Fees:18.00 Taxes:277.50

20010926-0103902

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **September, 2001, by and between PATRICK C. ENRIGHT and PATRICIA M. ENRIGHT, HUSBAND AND WIFE, hereinafter called Grantors, and CHARLES P. CHISOLM, UNMARRIED, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, PATRICK C. ENRIGHT and PATRICIA M. ENRIGHT, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto CHARLES P. CHISOLM, UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1010 MATTHEWS AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

PATRICK C. ENRIGHT
Signature of Seller

PATRICIA M. ENRIGHT
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, PATRICK C. ENRIGHT and PATRICIA M. ENRIGHT, HUSBAND AND WIFE, 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 **21st** day of September, 2001.

DENISE C. ALLIS
Notary Public
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

CHARLES P. CHISOLM, UNMARRIED

1010 MATTHEWS AVENUE
NASHVILLE, TN 37216

Property Address:

1010 MATTHEWS AVENUE
NASHVILLE, TN 37216

Person Responsible for Taxes:

R & C MORTGAGE COMPANY
3011 Armory Drive
Nashville, TN 37204

Map & Parcel #: MAP 61-11, PARCEL 115

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$75,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me, a Notary Public, this **21st** day of **September, 2001.**

Notary Public

My Commission Expires: 9/29/01

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 30 on the Map of the Resubdivision of Lots No. 11 to 17 inclusive in I.C. McMahans Maplewood Tract, of record in Book 547, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to PATRICK C. ENRIGHT and PATRICIA M. ENRIGHT, HUSBAND AND WIFE, by Deed from RUBY ELAINE RAY, UNMARRIED, of record in 7867, PAGE 263, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 61-11, PARCEL 115).

2. All matters as set forth on the Plan of record in Plat Book 547, page 144, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictions of record in Deed Book 739, Page 584, and Book 784, page 67, Register's Office for DAVIDSON County, Tennessee.