STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Dav. Co. File Box 14-A
jtc file no. 14553-1

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of October, 2001.

Notary Public

My Commission Expires:

JILL R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES: MAY 30 2004

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/30/01 13:25 2pgs
Fees:13.00 Taxes:636.40
20011030-0118190

ADDRESS NEW OWNER(S) AS FOLLOWS:
Hilary L. Chiz
1623 Fatherland Street
Nashville, Tennessee 37206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
083-140-117.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Laura Lee Rencher, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Hilary L. Chiz, unmarried** hereinafter referred to as 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, being Lot No. 62 on the A.V.S Lindsley's Subdivision of the Chadwell Tract, of record in Plan Book 2, page 24, Chancery Court of Davidson County, Tennessee.

Said Lot No. 62 fronts 50 feet on the north side of Fatherland Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Laura Lee Rencher, an unmarried woman, by deed from M. Lee Mayo, Jr. and wife, Dianne S. Mayo of record at Instrument #2000 082100 82602, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2, Page 24, Chancery Court for Davidson County, Tennessee.

Any matters that would be revealed by a survey.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1623 Fatherland Street, Nashville, Tennessee 37206.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 26th day of October, 2001.

Laura Lee Rencher

Laura Lee Rencher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura Lee Rencher, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of October, 2001.

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30 2004

Notary Public

My Commission Expires

04073-BW