Davidson County DEEDWARR
Recvd: 01/11/02 13:40 3pgs
Fees:18.00 Taxes:79.55
20020111-0004862

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Frank Davenport	New Owner	Map: 71-11 Parcel: 145
1006 Mitchell Street		
Greenbrier, TN 37073		10959

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **John Curtis Choate, a married person**(The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Frank Davenport, a married person,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of S. A. Buchanan's Resubdivision of Lots Nos. 4, 5, 6, 12, 13, 18, 19, 24, 25, 30 and 31 of Trinity Heights Addition, as of record in Book 547, page 166, Register's Office for said County, described as follows:

Said Lot No. 3 fronts 50 feet on the southerly side of Marshall Street and runs back between parallel lines 150 feet to an alley.

Being the same property to John Curtis Choate, a married person by Warranty Deed from Heirs at Law of Lera Bell Sensing, being Randy James Lewis of record in Book 9017, page 177, said Register's Office for Davidson County, Tennessee.

Gina Choate, wife of John Curtis Choate joins in this conveyance, to convey any interest she may have in subject property, particularly any marital interest.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Plan of record in Plat Book 547, page 166, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 342 Marshall Street, Nashville, Tennessee 37207.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $21,500.00.

Frank Dumpert
Affiant

Subscribed and sworn to before me this 10th day of January, 2002.

Notary Public

My Commission Expires: 2-19-03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of January, 2002.

John Curtis Choate
John Curtis Choate

Gina Choate
Gina Choate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On this **10th** day of **January, 2002**, before me personally appeared John Curtis Choate and wife, Gina Choate, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of **January,** 2002.

Notary Public

My Commission Expires: 2-19-03