# 2853
File Box B

Davidson County DEEDWARR
Recvd: 01/29/02 15:29 2pgs
Fees:13.00 Taxes:421.80
20020129-0012615

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00.

Affiant

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of January, 2002.

Notary Public

My Commission Expires: 3/24/02

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**

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

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ADDRESS NEW OWNER(S) AS FOLLOWS:
Lawrence & Palmer
405 Cedarview Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
~~NEW OWNER~~ CTX Mtg. Co,
801 9th Ave N, Ste 100
St Petersburg, FL 33705

MAP-PARCEL NUMBERS:
Map\Parcel 162-13-182

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, **Kristy K. Chowning and husband, and Kyle Chowning,** hereinafter referred to as Grantors, hereby transfer and convey to **Lawrence & Palmer,** 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:

Unmarried

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Section One, Dreamland Estates, Southeast, as of record in Book 5200, pages 646 and 647, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Kristy K. Chowning and Kyle Chowning by Warranty Deed from Dale J. Wilstermann and wife, Vicki L. Krings-Wilstermann of record in Instrument No. 20010531-0056358, Register's Office for Davidson County, Tennessee.

County/City Taxes for the year202 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 405 Cedarview Drive, Nashville, Tennessee 37211.

**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 21th day of January, 2002.

Kristy K Chowning by Keith Kitchell Att. in Fact
**Kristy K. Chowning**

Kyle Chowning by Keith Kitchell Att. in Fact
**Kyle Chowning**

**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 Keith Kitchell, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledge the he is the attorney in fact for Kristy K. Chowning and Kyle Chowning and that he is authorized by Kristy K. Chowning and Kyle Chowning to execute this instrument on their behalf.

Witness my hand and official seal this 21st day of January, 2002.

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires

My Commission Expires MAR. 27, 2005

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