Davidson County DEEDWARR
Recvd: 05/28/02 13:34 2pgs
Fees:13.00 Taxes:584.60
20020528-0064315

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Blake A. Chancey
P. O. Box 681852
Franklin, TN 37068-1852

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 52-9
PARCEL 140
11D-67410

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mary Ann Lamb and husband, R. C. Lamb hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Blake A. Chancey, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lots Nos. 44 and the southerly 15 feet of Lot 43 on the Plan of Montague Subdivision, of record in Book 421, Page 129, Register's Office for Davidson County, Tennessee, described as follows:
>
> SAID Lot No. 44 and part of Lot No. 43 front together 115 feet on the easterly side of Fernbank Drive and runs back between lines 290 feet on the southerly line of Lot No. 44 and 296 feet, more or less, on the northerly line of part of Lot No. 43 to Cumberland River, and measures 115 feet, more or less, on said River.
>
> Being the same property conveyed to Mary Ann Lamb and husband, R. C. Lamb, by deed from Mary Ann Lamb, Executrix of the Estate of Edward J. DuBois of record in INST:20020401-0038782, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 2002 have been pro-rated and assumed by Grantee.

This is improved property known as 1251 Fernbank Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Blake A. Chancey, his heirs and assigns, forever; and we, Mary Ann Lamb and husband, R. C. Lamb do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of May, 2002.

Mary Ann Lamb

R. C. Lamb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary Ann Lamb and husband, R. C. Lamb the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of May, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is ~~greater~~, for this transfer is $ 158,000.00.

~~AFFIANT~~

Subscribed and sworn to before me this 24th day of May, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004