Davidson County DEEDWARR
Recvd: 06/03/02 12:53 2pgs
Fees:13.00 Taxes:208.13
20020603-0066692

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:
C & H VENTURES
2409 Cruzen Street
HERMITAGE TN 37076

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 52-8
PARCEL 90.00
11D-90692

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Billy R. Dean and wife, Peggy L. Dean, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto C & H VENTURES, a partnership composed of John R. Creager and James L. Hodge, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Daviddson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 168, on the Plan of Sequoia Valley Subdivision, Section 4, of record in Plat Book 5200, Page 215, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Billy R. Dean and wife, Peggy L. Dean, by deed from Robert W. Slate and wife, Ruth N. Slate of record in Book 6071, Page 283, Register's Office for Daviddson 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 Grantees.

This is improved property known as 1229/1231 Sioux Terrace, 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 C & H VENTURES, a partnership, their heirs and assigns, forever; and we, Billy R. Dean and wife, Peggy L. Dean do covenant with the said Grantees 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 Grantees, their 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 29th day of May, 2002.

Billy R. Dean

Peggy L. Dean

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Billy R. Dean and wife, Peggy L. Dean 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 29th 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 $ 56,250.00.

AFFIANT

Subscribed and sworn to before me this 29th day of May, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004