WARRANTY DEED

G-NSFS-02-747

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Shawna Chesser
Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2002.

Shauna Daniels
Notary Public

My Commission Expires SEP. 25, 2004
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO.	MAP/PARCEL NUMBERS
Shawna R. Chesser	New South Federal Savings Bank	
747 Ringgold Drive (ADDRESS)	(NAME) 210 Automation Way (ADDRESS)	59-14-89
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Birmingham, AL 35210 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARGARETTE D. CHESSER,UNMARRIED,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SHAWNA R. CHESSER,UNMARRIED,, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Haynes Manor Subdivision, Section 1, of record in Deed Book 3600, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 65.77 feet on the southeasterly margin of Ringgold Drive and runs back between lines measuring 152.2 feet on the northeasterly line and 142.8 feet on the southwesterly line to a dead line measuring 95.9 feet thereon.

Being the same property conveyed to Margarette D. Chesser by Deed Dated July 6, 1982, filed for record on August 10, 1982 in Book 5922, Page 437 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This conveyance is subject to restrictions of record in Book 3829, Page 720 and Book 3840, Page 404, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 747 Ringgold Drive, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 28th day of June, 2002.

Margarette Chesser
Margarette D. Chesser

Davidson County DEEDWARR
Recvd: 07/05/02 13:48 2pgs
Fees:13.00 Taxes:314.50
20020705-0081195

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Margarette D. Chesser ,unmarried, , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2002.

My Commission Expires:

My Commission Expires SEP. 25, 2004

Shauna Daniels
Notary Public

SHAUNA DANIELS NOTARY PUBLIC AT LARGE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 28th day of June, 2002.

My Commission Expires _____

_____
Notary Public

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903