Davidson County DEEDWARR
Recvd: 08/22/02 10:27 2pgs
Fees:13.00 Taxes:414.40

20020822-0101554

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00.

Margarette Chesser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-28-2006

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Margarette Chesser | ~~Postal Service Credit Union~~ New Owner | Map: 163-11-0-C-023.00 CO |
| (NAME) 510 Upsall Drive | (NAME) | Parcel: |
| (ADDRESS) Antioch TN 37013 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHERYL W. LEITH AND SPOUSE, STUART D. LEITH, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto MARGARETTE CHESSER, an unmarried person, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 23, Unit 510, Revised, Bell Forge Village III, Section Five, as shown by plat appearing of record in Plat Book 6900, page 632 as amended in Plat Book 7524, page 552, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Cheryl W. Payne, unmarried, by Warranty Deed of record in Book 8501, page 80, said Register's Office. Cheryl W. Payne n/k/a Cheryl W. Leith, conveyed subject property to Cheryl W. Leith and spouse, Stuart D. Leith by Quitclaim Deed of record in Book 10016, page 508, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; The Plan of record in Book 6900, page 632, as amended in Plat Book 7524, page 552, said Register's Office and all matters therein; Restrictive Covenants of record in Book 7461, page 530; Book 6040, page 538, Book 7464, page 967; Book 7508, page 659; and in Instrument number 20010627-0068130, said Register's Office; surveyor's Certificate of Correction of record in Book 7524, page 552, said Register's Office; By-Laws of record in Book 6040, page 576; Book 6306, page 644; and in Instrument number 20010627-0068129, said Register's Office; Charter of Bell Forge Village Homeowners' Association, Phase III, of record in Book 7491, page 883, as amended in Book 8154, page 962; Conveyance of Sewer Lines in Book 7026, page 922; Conveyance of Common Area in Book 7552, page 83; all in said Register's Office.

Unimproved ( )
This is improved ( X ) property, known as 510 Upsall Drive, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 21st day of August, 2002.

Cheryl W. Leith

Stuart D. Leith

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Stewart Leith and Cheryl W. Leith husband and wife who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of August, 2002.

Notary Public

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076