#18758

RECORD & RETURN TO:
FILE BOX 36

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/02 15:31 2pgs
Fees:13.00 Taxes:119.51
20020827-0103707

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $32,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26TH DAY OF AUGUST, 2002.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE Richard W. Sebastian My Commission Expires May 30, 2004 STATE OF TENNESSEE

5/30/2004

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File# 18758

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| 2607 Flamingo Drive<br>Nashville, TN 37207 | SAME | 71-4-118 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Judy Billingsley, unmarred, hereinafter called **"GRANTOR"** has bargained and sold, and by these presents does transfer and convey unto Christopher R. Choate, unmarried, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 362, on the Plan of Joywood Heights, Section 2-A, as of record in Book 1424, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Judy Billingsley, unmarried, by deed from Kerry T. Bryan and wife, Pamela J. Bryan, of record in Book 7417, page 827, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. All matters shown on Plan of record in Plat Book 1424, page 20, Register's Office for Davidson County, Tennessee; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at: 2607 Flamingo Drive
Nashville, TN 37207.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind

herself, her heirs and assigns, 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 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 26th day of August, 2002.

Judy Billingsley

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On August 26, 2002, before me personally appeared Judy Billingsley to me know (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 26th day of August, 2002.

NOTARY PUBLIC

5/31/2004

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE