Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #02-1556

Davidson County DEEDWARR
Recvd: 11/26/02 13:51 2pgs
Fees:13.00 Taxes:2405.00
20021126-0146617

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beverly Wallace, and husband, Joseph A. Wallace**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randall C. Chase, and wife, Elizabeth R. Chase**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 16, Block "A" on the Plan of Lealand Manor, of record in Book 974, Page 74 and 75, Register's Office for said County.

Beginning at the northeast corners of Granny White Pike and Tyne Boulevard; thence with the easterly margin of said Pike, North 7 degrees 41 minutes east 253.6 feet to the corner of Lots Nos. 15 and 16; thence with the line between the said two lots; South 82 degrees 50 minutes East 272.7 feet to the westerly line of Lot No.14; thence with the westerly line of said lot, South 7 degrees 18 minutes East 211.6 feet to the northerly margin of said Boulevard; thence with said Boulevard westwardly 330.5 feet to the point of beginning.

Being the same property conveyed to Beverly Wallace and husband, Joseph A. Wallace by deed of record in Inst. No. 20010306-0020812, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1138 Tyne Boulevard, Nashville TN 37220.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 21st day of November, 2002

Beverly Wallace

Joseph A. Wallace

State of Tennessee)
County of Davidson)

On this 21st day of November, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Beverly Wallace and Joseph A. Wallace, the bargainor(s), to me known (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 the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/06

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 650,000.00.

Affiant

Sworn and subscribed before me on this the 21st day of November, 2002.

Notary Public

My Commission Expires: 3/25/06

NEW OWNER:
Randall C. Chase
1138 Tyne Boulevard
Nashville, TN 37220

RESPONSIBLE FOR TAX PAYMENT:
Regions Mortgage, Inc.
400 W. Capitol Avenue Ste. 910
Little Rock, AR 72202

TAX MAP-PARCEL #:
145-03-10