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

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

39-B
File #02-1657

Davidson County DEEDWARR
Recvd: 12/04/02 10:51 2pgs
Fees:13.00 Taxes:782.55
20021204-0149137

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 Randall C. Chase, and wife, Elizabeth R. Chase, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Curtis Grieve, & wife Patricia T. Grieve 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. 58 and the easterly part of Lot No. 71 on the Map of Rolling Meadows, of record in Book 1424, Page 99, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 58 is described as follows: Beginning at a point in the northerly margin of Greerland Drive, the common corner of Lots 58 and 71, thence northwardly with the dividing line between Lots 58 and 71, 179.4 feet, thence westwardly with the dividing line between Lots 57 and 58, 115 feet to the westerly margin of Outer Drive; thence southwardly with the westerly margin of Outer Drive 155 feet to a monument; thence to the right and around a curve having a radius of 25 feet, 39.3 feet to a concrete monument in the northerly margin of Greerland Drive; thence westwardly 84.8 feet to a monument; thence 3.7 feet to the point of beginning.

Said easterly part of Lot No. 71 is described as follows: Beginning at a point in the northerly margin of Greerland Drive 50 feet west of the common corner of 58 and 71; thence northwardly 185 feet more or less to a monument and the same being the common corner of Lots 73 and 57 in said Subdivision; thence eastwardly with the dividing line between Lots 71 and 57, 80 feet to a point; thence southwardly with the dividing line between Lots 58 and 71, 179.4 feet to the northerly margin of Greerland Drive; thence westwardly with the northerly margin of Greerland Drive 50 feet to the point of beginning.

Being the same property conveyed to Randall C. Chase by Warranty Deed from Scott A. Seidel and wife, Jennifer C. Seidel of record in Inst. No. 200006010054677, Register's Office, Davidson County, TN.

Elizabeth R. Chase, spouse of Randall C. Chase, joins in this conveyance to convey any and all interest she may have in said property.

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: 4049 Outer Drive, Nashville TN 37204.

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 27th day of November, 2002

Randall C. Chase

Elizabeth R. Chase

State of Tennessee)
County of Davidson)

On this 27th 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 Randall C. Chase and Elizabeth R. Chase, 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.

My Commission Expires: 3/25/06 Notary Public

My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 211,500.00.

Affiant

Sworn and subscribed before me on this the 27th day of November, 2002.

My Commission Expires: 11-22-05 Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN DONALD R. BARRETT, JR.

NEW OWNER:
Curtis Grieve
4049 Outer Drive
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
132-1-124