Davidson County DEEDWARR
Recvd: 12/18/02 14:56 2pgs
Fees:13.00 Taxes:232.73
20021218-0156276

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000328

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by RONALD W. CHANCE, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, MURDOCK WILLIAMS, grantor, have bargained and sold, and by these presents do transfer and convey unto the said RONALD W. CHANCE, his heirs and assigns, grantees, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being the easterly 75 feet of the westerly 100 feet of the southerly 150 feet of Lot No. 59 on the Plat of Stratton and Seymour's Addition to Edgefield, now East Nashville, of record in Book 57, Page 23, Register's Office for said County.
>
> Said part of Lot No. 59 fronts 75 feet on the northerly side of Chicamauga Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to MURDOCK WILLIAMS by deed from ROLANDA AMOS, of record in Instrument No. 20010913-0100010, Register's Office for Davidson County, Tennessee.

This is improved property known as 1019 Chicamauga Avenue, Nashville, Tennessee 37206

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, his heirs and assigns, forever. And I do covenant with the said grantees, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 29 day of November, 2002.

M. Williams

MURDOCK WILLIAMS

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I, a Notary Public of the State and County aforesaid, certify that the within named grantor, **MURDOCK WILLIAMS,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 29TH day of NOVEMBER, 2002.

RAFFI DILSIZIAN
Commission # 1237431
Notary Public - California
Los Angeles County
My Comm. Expires Oct 22, 2003

NOTARY PUBLIC

My Commission Expires: 22ND Oct. 2003

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $62,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 6th day of December, 2002.

NOTARY PUBLIC

RICK PILIPONIS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY

My Commission Expires: 10-13-04

MAP 83-05
PARCEL 61.00

ADDRESS OF NEW OWNERS:
RONALD D. CHANCE
111 Butterfield Dr.
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same