Davidson County DEEDWARR
Recvd: 02/27/03 16:14 4pgs
Fees:23.00 Taxes:55.05

20030227-0026444

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $14,878.16. Affiant Subscribed and sworn to before me, this 13th day of February, 2003 Notary Public My Commission Expires: MAY 28, 2003

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Dawn Alexander 3041 Chateau Valley Drive Nashville, TN 37207	Same	59-15-0-A-32.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Taneisha Alexander, Anthony Davis, Guardian of the property of Kenneth Alexander, Anthony Davis, Guardian of the property of Ashley Alexander, and Lillian M. Stevenson, Guardian of the property of Jarian Lamar Alexander Stevenson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dawn Alexander, hereinafter called the Grantee, her heirs and assigns, all of their interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 151 on the Final Plat, Phase I, Chateau Valley, of record in Book 6900, page 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> This conveyance is made subject to any and all restrictions and easements of record in said Register's Office, especially to those restrictions of record in Book 7835, page 86, said Register's Office.

Being the same property conveyed to Kenneth C. Alexander by Cumberland Builders, Inc. of record in Book 10286, page 213, Register's Office for Davidson County, Tennessee. Kenneth C. Alexander died intestate on June 17, 2001. His estate is being probated in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), File No. 01P-1034. The next of kin and sole heirs at law of Kenneth C. Alexander are Dawn Alexander, Taneisha Alexander, Kenneth Alexander, Ashley Alexander and Jarian Lamar Alexander Stevenson.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Any matters of record.

This is improved property known as 3041 Chateau Valley Drive, Nashville, Tennessee 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, her heirs and assigns, forever; and we covenant with the said Grantee that we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of January, 2003.

Taneisha Alexander

Taneisha Alexander

Anthony Davis, Guardian of the property of Kenneth Alexander

Anthony Davis, Guardian of the property of Ashley Alexander

Lillian M. Stevenson

Lillian M. Stevenson, Guardian of the property of Jarian Lamar Alexander Stevenson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Taneisha Alexander, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 2003

SHIRLEY L. WILSON NOTARY PUBLIC STATE OF TENNESSEE My Comm. Expires January 29, 2005

Notary Public

My Commission Expires: 1/29/2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Davis, Guardian of the property of Kenneth Alexander, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of December, 2002

Margaret Tollesson

Notary Public

MARGARET C. TOLLESSON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: Nov. 29, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Davis, Guardian of the property of Ashley Alexander, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of December, 2002

Margaret Tollesson

Notary Public

MARGARET C. TOLLESSON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: Nov. 29, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lillian M. Stevenson, Guardian of the property of Jarian Lamar Alexander Stevenson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of September, 2003.

Notary Public

My Commission Expires: 1/20/2004