This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Prepared by:
Lenders Express Title & Escrow, Inc.
25 Century Blvd. Suite 310
Nashville, TN 37214 # 27008666

NEW OWNER:

James D. Chessor &
Shirley Chessor
430 Brewer Drive
Nashville, TN 37211

SEND TAX BILL TO:

Same

MAP & PARCEL:

161-08-0-003.00

Maximum Principal Indebtedness for Tennessee Tax Recording Purposes is $ 115,000.00

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 considerations, the receipt of which is hereby acknowledged, I, **Ann Gayle Poynor**, a single woman, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **James D. Chessor and wife, Shirley Chessor**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot No. 32 on the Plan of Kingswood Park of record in Book 2900, page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 186 feet on the northerly side of Brewer Drive and runs back 242.6 feet on the westerly line and 190.4 feet on the easterly line to a broken line in the rear on which it measures 131.5 feet.

Being the same property conveyed to Ann Gayle Poynor by Final Divorce Decree in the Fourth Circuit Court of Davidson County, No. 69168, from Gayron Poynor dated December 3, 1973, of record in Book 9658, page 106, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2003 property taxes are a lien, but not yet due and payable.
2. Right-of-way easement for sewer line of record in Book 5185, page 657, said Register's Office.
3. All matters appearing on the Plan of record in Book 2900, page 70, said Register's Office.
4. Any and all visible easements on and across subject property.
5. Subject to any and all building and zoning regulations of City, County and State.

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, their successors and assigns, forever;

AND I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

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Davidson County DEEDWARR
Recvd: 03/17/03 12:54 2pgs
Fees:13.00 Taxes:425.50
20030317-0035102

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors 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.

This improved property is known as: 430 Brewer Drive, Nashville, TN 37211.

WITNESS MY HAND this 7th day of March, 2003, in Franklin, Tennessee.

ANN GAYLE POYNOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Ann Gayle Poynor, the within named bargainor with whom I am personally acquainted and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 7th day of March, 2003, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 7-19-03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $115,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 7th day of March, 2003, in Davidson, Tennessee.

NOTARY PUBLIC

My Commission Expires:

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