RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41680**

**WARRANTY DEED**

JOEY SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 249,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 18th **DAY OF MARCH, 2003.**

Notary Public

MY COMMISSION EXPIRES:

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL # |
|---|---|---|
| **SHANNON B. SILVA and**<br>**SHAUN PATRICK SILVA**<br>**504 Chesterfield Avenue**<br>**Nashville, TN 37212** | COUNTRYWIDE<br>4500 PARK GRANADA<br>CALABASAS, CA<br>91302 | **104-10-169**<br>**26W 7590** |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **We, ROBERT F. LANCE and wife, DIANE S. LANCE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANNON B. SILVA and husband, SHAUN PATRICK SILVA**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Beginning at a point on the northeasterly margin of Chesterfield Avenue, said point being a common corner of Lot Nos. 134 and 135, thence with the line between said lots northeastwardly 180 feet to a point, thence southeastwardly 81.9 feet to a point 21.9 feet southeast of the corner of Lots Nos. 135 and 136; thence southwestwardly 181 feet; more or less, to a point in the northeasterly margin of Chesterfield Avenue, said point being 35 feet southeast to the corner of Lots Nos. 135 and 136; thence with said margin of Chesterfield Avenue northwestwardly 95 feet to the point of beginning.**

**Being the same property conveyed to Robert F. Lance and wife, Diane S. Lance by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, of record in Instrument Number 20020926-0117351, Register's Office for Davidson County, Tennessee.**

**Unimproved ( )**
This is **Improved ( X )** property, known as **504 Chesterfield Avenue, Nashville, Tennessee 37212**

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 heirs and assigns forever, and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 OUR HANDS THIS 18 DAY OF MARCH, 2003.**

Robert F. Lance by Diane S. Lance A/F

**ROBERT F. LANCE**

Diane S. Lance

**DIANE S. LANCE**

Davidson County DEEDWARR
Recvd: 03/26/03 09:40 2pgs
Fees:13.00 Taxes:921.30

20030326-0039561

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DIANE S. LANCE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 18 day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this the 18 day of March, 2003, before me personally appeared DIANE S. LANCE to me known to be the person who executed the foregoing instrument in behalf of ROBERT F. LANCE, as his Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said ROBERT F. LANCE, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 18 day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06