BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF MARCH, 2003. Notary Public MY COMMISSION EXPIRES: October 25, 2003 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/31/03 10:52 2pgs
Fees:13.00 Taxes:136.90
20030331-0041684

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH YANSICK	**SAME**	**081-15-417**
(NAME) **923 KIRKWOOD AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, RONALD CHANCE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH YANSICK,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 39.5 feet, more or less, of Lot No. 11 on the Plan of J. M. and T. J. Harding's Subdivision, as of record in Book 21, pages 81 and 108, Register's Office for said County, described as follows:

Beginning on the southerly margin of Heiman Street, 115.2 feet westerly from the westerly margin of 17th Avenue, North, formerly Duval Street, being Osborne's northwest corner; thence with the southerly margin of Heiman Street, westerly 39.5 feet, more or less, to the northwest corner of said Lot No. 11; thence with the westerly line of said Lot No. 11 southerly 152 feet, more or less, to the northerly margin of an alley; thence with said alley easterly 39.5 feet, more or less, to said Osborne's southwest corner; thence with this westerly line northerly 152 feet, more or less, to the beginning.

Being the same property conveyed to Ronald Chance by deed from Cornerstone Home Properties, LLC of record as Instrument Number 20021120-0143947, and re-recorded as Instrument Number 20021122-0145574, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the grantor.

Unimproved ( )
This is improved(X) property known as **1707 HEIMAN STREET, NASHVILLE, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs assigns forever; and we do 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 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 GRANTEE, 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 my hand this 28 day of **MARCH, 2003.**

Ronald Chance

RONALD CHANCE

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 **Ronald Chance,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of **March, 2003.**

Commission expires: **OCTOBER 25, 2003**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Lee A. Cohen

Notary Public