WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/03 14:20 2pgs
Fees:13.00 Taxes:569.80

20030423-0054266

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Laura Riden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 2-29-08

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Michael Riden	New South Federal Bank	87-01-A-4
(NAME) 4220 Chesney Glen Drive	(NAME) 210 Automation Way	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Birmingham, AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Thomas E. Leinart, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chad Michael Riden and wife, Laura Ann Riden, 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section 1 A, Chesney Glen of record in Plat Book 9700, Page 288, Register's Office for said County.

Said Lot No. 4 fronts 50.20 feet on the southwesterly margin of Chesney Glen Drive and extends back 125.00 feet on the northwesterly line and 129.77 feet on the southeasterly line to a dead line in the rear, measuring 39.10 feet thereon.

Being part of the same property conveyed to Thomas E. Leinart Jr. by deed from Beazer Homes Corporation dba Phillips Builders of record in Book 10571, Page 463, Register's Office for Davidson County, Tennessee, executed on 08/15/97 and filed on 08/18/97.

unimproved ☐

This is improved ☒ property, known as 4220 Chesney Glen Drive, Hermitage, TN 37076
(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 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 my/our hand(s) this.

Thomas E. Leinart Jr.

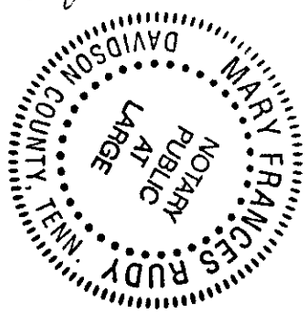
STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Lienart, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of March, 2003.

My Commission Expire: 7-29-06

Notary Public



File Number: 12302036

RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027