File #200350527

Davidson County DEEDWARR
Recvd: 07/08/03 10:30 2pgs
Fees:13.00 Taxes:571.65

20030708-0093488

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn R. Chuska, unmarried	Owner	Map 51-15-C
(NAME) 213 Walton Lane	(NAME) 213 Walton Lane	Parcel 001.00 CO
(ADDRESS) Madison TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WILLIAM H. DORRIS AND ROBERT B. HUFFINE**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **SHAWN R. CHUSKA, UNMARRIED**, 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 all of Lot No. 1, Cluster Lot Development, Final Plat, Section I, Walton Oaks Subdivision, as shown by plat appearing of record in Instrument No. 20011206-013423, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to William H. Dorris and Robert B. Huffine by Quitclaim Deed of record in Instrument No. 20020724-0088922, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010927-0104591; Sanitary Sewer and/or Storm Drainage Easement to the Metropolitan Government of Davidson County, Tennessee of record in Book 4129, Page 903; Modification of record in Instrument No. 20020724-0088923, and, any and all matters shown on plat of record in Instrument No. 20011206-013423; all in the Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

Unimproved ( )
This is improved (X) property, known as 213 Walton Lane, Madison, TN 37115
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 3rd day of July, 2003.

William H. Dorris

Robert B. Huffine

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared William H. Dorris and Robert B. Huffine who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of July, 2003.

Notary Public

My Commission Expires: 10/25/05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076