WARRANTY DEED

G#2220-2

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2003

Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/05/03 13:16 2pgs
Fees:13.00 Taxes:851.00
20030805-0110929

LARGE
N CO., TENN.
SSION EXPIRES:
7/30/2005

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Kendall Moore (NAME)	New Owner (NAME)	MAP 104-15-0
3314 West End Avenue (ADDRESS)	(ADDRESS)	PARCEL 453.00
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	[FB #24W-12260]

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, Mary Jane Newens, a married person, and Cavit Cheshier, as Trustee of the Sara Stafford Nolan Living Trust Under Trust Agreement dated September 24, 1997 HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kendall Moore

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. 18 on the Resubdivision of T.W. Crutcher & Co.'s Plat of Jacob Hostetter's Subdivision, as of record in Book 843, Page 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mrs. Sara Stafford Nolan by Warranty Deed dated May 23, 1961, from Herschel C. Fox and wife, Evelyn M. Fox, of record in Book 3224, Page 483, Register's Office for Davidson County, Tennessee. And further conveyed to Cavit Cheshier, as Trustee of the Sara Stafford Nolan Living Trust Under Agreement dated September 24, 1997, by Quitclaim Deed from Sara Stafford Nolan, of record in Book 10625, Page 501, said Register's Office. Said Trust Agreement directed that the property be distributed to Mary Jane Newens.

The said Cavit Cheshier, as Trustee, and Mary Jane Newens have both executed this Deed to convey their complete title to the property.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public

CONTINUED

unimproved ( )
This is improved (X) property, known as 2017 Sweetbriar Avenue, Nashville, TN 37212
(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 hand this 31st day of July, 2003
Mary Jane Newens Mary Jane Newens

By: Cavit Cheshier, Attorney-in-fact
Cavit Cheshier, Attorney-in-fact

Cavit Cheshier, Trustee
Cavit Cheshier, as Trustee

LEGAL DESCRIPTION CONTINUATION

utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed in behalf of Mary Jane Newens pursuant to a Power of Attorney executed by her on the 30th day of January, 2003, and being filed for record simultaneously herewith, in Instrument No. 20030805 - 0110928, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR(S) HEREIN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 2003, before me personally appeared Cavit Cheshier to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Jane Newens and acknowledged that he executed the same as the free act and deed of said Mary Jane Newens.

Witness my hand and official seal at Nashville, Tennessee.

My Commission Expires: 5/30/07

Notary Public

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
Comm. Expires 5/30/07

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 Cavit Cheshier, as Trustee, 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 office at Nashville, Tennessee, this 31st day of July, 2003.

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
Comm. Expires 5/30/07