Davidson County DEEDWARR
Recvd: 08/20/03 14:39 2pgs
Fees:13.00 Taxes:342.25
20030820-0120867

THIS INSTRUMENT PREPARED BY:
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
First Choice Investments, Inc. P. O. Box 14815 Nashville, TN 37214	Same	Map 095-04-0 Parcel 228.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $92,500.00.

Charlotte Wells Revocable Living Trust by Charlotte Royell
Affiant

Sworn and subscribed before me, this 14 day of August, 2003.

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Ashley N. Arnold
Notary Public

Commission Expires:
1-27-02

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, The Charlotte O. Wells Revocable Living Trust, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto First Choice Investments, Inc., a Tennessee corporation, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being the easterly half of Lot No. 67 on the Map of Bluefields, of record in Book 843, page 16, Register's Office for said County. Said part of said Lot No. 67 fronts 100 feet on the southerly side of Overhill Circle and runs back between lines, 210 feet on the easterly line and 215 feet more or less on the westerly line to a dead line on which it measures 124.65 feet, more or less.

Being the same property conveyed to Charlotte O. Wells Revocable Living Trust by Quitclaim Deed from Charlotte Wells of record in Instrument No. 20010320-0026597, Register's Office for Davidson County, Tennessee.

This is improved property known as 2714 Overhill Circle, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns forever, and we do covenant with the said Grantee that it is seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for: (a) taxes for the year 2003 which the Grantee herein assumes and agrees to pay; (b) restrictions as of record in Book 737, page 258, Register's Office for Davidson County, Tennessee; (c) an unrecorded 20 foot easement across the

rear of said property for the maintenance of a sanitary sewer; (d) any easements, whether recorded or unrecorded, for overhead utility lines and related structures which exist on said property.

This property is conveyed to the Grantee "as is". There is no representation or warranty of any nature, whether express or implied, as to the condition of the real property described above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14 day of August, 2003.

CHARLOTTE O. WELLS REVOCABLE LIVING TRUST

By: Charmayne Rozell, Trustee
Charmayne Rozell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashley N Arnold, a Notary Public in and for said County and State, personally appeared Charmayne Rozell, Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of the Charlotte O. Wells Revocable Living Trust, the within named bargainor, a trust, and that such person, as such Trustee, executed the foregoing instrument for the purpose therein contained by signing the name of the trust by such person as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of August, 2003.

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Ashley N Arnold
Notary Public

Commission Expires:
1-27-07

X:\Angus\Wells, Charlotte\warrantydeed.wpd