WARRANTY DEED

State of Tennessee)
County of Davidson)

03-8-035-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of August, 2003

Notary Public

My Commission Expires ~~03/31/07~~ 4/16/06 (AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
EDWARD DesPREZ AND KARLA DesPREZ	Flagstar Bank FSB	105-07-0
(NAME)	(NAME)	155.00
1803 Ashwood Dr.	5151 Corporate Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37212	Troy MI 48098	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MIKE CHISHOLM, A MARRIED MAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EDWARD DesPREZ AND WIFE, KARLA DesPREZ**, hereinafter called the Grantee(s), 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 the southerly 50 feet of the northerly 100 feet of the easterly 177.5 feet of Block 'C' of the Merritt & Hagan Lands, as of record in Minute Book "N", page 241, of the County Court for Davidson County, Tennessee.

SAID part of said Block fronts 50 feet on the West side of Daisy Street or Little Hamilton Avenue and runs back between parallel line, 177.5 feet to an alley.

BEING the same property conveyed to MIKE CHISHOLM, A MARRIED MAN, by Deed from EARL JACKSON FLIPPEN AND WIFE, IRENE R. FLIPPEN, AND ANNIE B. BATEY, BETTY JEAN SCHROEDER, AND WILLIAM N. BATEY, AS THE SOLE HEIRS-AT-LAW OF DAVE E. BATEY, of record in Book 10507, Page 56, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

MARY CHISHOLM, spouse of the above named MIKE CHISHOLM, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

BEING unimproved ☐
Improved ☒ property known as: 1315 Little Hamilton Avenue, Nashville, TN, 37203.

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 09/18/03 13:16 2pgs
Fees:13.00 Taxes:266.03

20030918-0138321

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 29th day of August, 2003.

MIKE CHISHOLM

MARY CHISHOLM

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 **MIKE CHISHOLM AND WIFE CHISHOLM**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of August, 2003.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public