Davidson County DEEDWARR
Recvd: 09/23/03 10:52 2pgs
Fees:13.00 Taxes:506.90

20030923-0140542

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Ronald D. Chance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2003.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 10-25-2003

(AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BARRY N. MAZOR, ET UX	First Horizon Home Loan Corp.	**83-5-61**
(NAME)	(NAME)	
1019 CHICAMAUGA AVENUE	4000 Horizon Way	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	Irving TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **I, RONALD D. CHANCE, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARRY N. MAZOR AND WIFE, NINA E. MELECHEN** 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 the easterly 75 feet of the westerly 100 feet of the southerly 150 feet of Lot No. 59 on the Plat of Stratton and Seymour's Addition to Edgefield, now East Nashville, of record in Book 57, page 23, Register's Office for said County.

Said part of Lot No. 59 fronts 75 feet on the northerly side of Chicamauga Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ronald D. Chance from Murdock Williams by deed of record as Instrument No. 20021218-0156276, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions and any other matters which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR, NOR HAS IT EVER BEEN THE RESIDENCE OF THE GRANTOR.

Unimproved ( )
This is improved(X) property, known as **1019 CHICAMAUGA AVENUE, NASHVILLE, TN 37206**
(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 GRANTEE, his heirs 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 18th day of **September, 2003**.

RONALD D. CHANCE

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 **Ronald D. Chance,** the bargainor(s), 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 Nashville, Tennessee this 18th day of **September, 2003**.

My commission expires: October 25, 2003 .

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public