Davidson County DEEDWARR
Recvd: 10/02/03 14:06 2pgs
Fees:13.00 Taxes:1731.60

20031002-0145777

WARRANTY DEED

B-CHNCY-03-1237

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $468,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW CO.
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Ronald Chancey	New Owner	
	(NAME)	
1237 Fernbank Drive		52-9-139
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BLAKE ALLEN CHANCEY AND WIFE, MELBA J. CHANCEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto R. RONALD CHANCEY AND WIFE, LINDA S. CHANCEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 85 feet of Lot No. 43 on the Plan of Montague Subdivision, as of record in Book 421, Page 129, Register's Office for said County.

Said part of Lot No. 43 fronts 85 feet on the southerly side of Fern Bank Drive and runs back 300 feet, more or less, on the northerly line and 295 feet, more or less, on the southerly line, to the Cumberland River, measuring 85 feet thereon.

INCLUDED in the above description, but to be excluded therefrom is a tract of land lying entirely below the 395 foot contour line above mean sea level, situated on the right descending bank of the Cumberland River, in the 11th Civil District of Davidson County, Tennessee, being .02 acres more or less and being the same property conveyed to the United States of America from the Cheatham Lock and Dam Project, Cumberland River Tennessee, by deed from E.L. Radabaugh, etux, of record in Book 2240, Page 427, Register's Office for Davidson County, Tennessee, and to which deed reference is here made.

Being the same property conveyed to Blake Allen Chancey and wife, Melba J. Chancey by Quitclaim Deed dated February 2, 2001 and filed for record on February 7, 2001 in Instrument Number 20010207-0011945, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenant for Detailed Structure in Instrument Number 20010619-0065019; Conveyance to USA in Book 2240, Page 427, both being of record of the said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1237 Fernbank Drive, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (Cty 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of September, 2003.

Blake Allen Chancey

Melba J. Chancey

STATE OF Tennessee

COUNTY OF Davidson

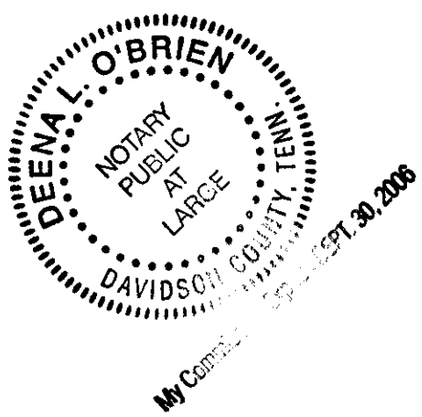
I, DEENA L. O'BRIEN, a Notary Public of the County and State first above written, do hereby certify that Blake Allen Chancey and wife, Melba J. Chancey personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of September, 2003.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903