RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/03 14:47 2pgs
Fees:13.00 Taxes:1313.50

20031024-0157443

B-CBB-03-0953

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

James M. Kitchens
Affiant

Subscribed and sworn to before me, this 24th DAY OF September, 2003.

Notary Public

MY COMMISSION EXPIRES: May 7 DAY 2006

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Kitchens	New Owner ~~Blake A. Chancey and Jackie~~	
	(NAME)	
953 Glendale Lane	~~P.O. Box 681852~~	132-9-24
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	~~Franklin, TN 37068-1852~~	
(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 A. CHANCEY AND JACKIE CHANCEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES M. KITCHENS AND DEBORAH W. KITCHENS, MARRIED, 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 the 16th Civil District, formerly the 7th Civil District of Davidson County, Tennessee, being parts of lots number 14 and 15 of the W.W. Wilkinson Subdivision, a plat of which is of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, and part of lots number 32 and 33 of the Oak Hill Subdivision number 1, a plat of which is of record in Book 547, Page 49, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin ont he south margin of Glendale Lane, said plan also being the northwest corner of lot number 14 on the said W.W. Wilkinson Subdivision, thence with the west line of said lot number 14, South 2 1/2/ degrees West 136 feet to an iron pin int he west line of the said lot; thence South 86 degrees 53 minutes East 150 feet to an iron pin inside lot number 15 on the said W.W. Wilkinson Subdivision; thence North 2 1/2 degrees East 128.9 feet to a spike in the north line of said lot number 15; thence 84 degrees 9 minutes West, with the north lines of the said lot number 14 and 15, 150.1 feet to the beginning.

Being the same property conveyed to Blake A. Chancey and Jackie Chancey by Deed dated January 10, 2003 and filed for record on January 23, 2003 in Instrument Number 20030123-0009735, Register's Office for Davidson County, Tennessee.

This conveyance is subject to License Agreement of record in Book 7516, Page 65, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 953 Glendale Lane, Nashville, Tennessee 37204
(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 24th day of September, 2003.

Blake A. Chancey

Jackie Chancey

STATE OF Tennessee

COUNTY OF Davidson

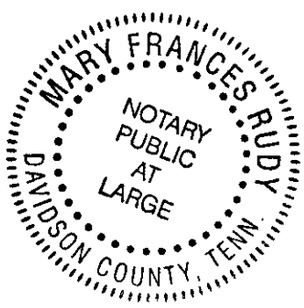
I, Mary Frances Rudy, a Notary Public of the County and State first above written, do hereby certify that Blake A. Chancey and Jackie Chancey, married personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th day of September, 2003.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903