This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030378

Davidson County DEEDWARR
Recvd: 11/05/03 13:04 2pgs
Fees:13.00 Taxes:654.90
20031105-0162371

Send Tax Bills To:
Same
New Owner is:
Selim A. Waysi
725 Preston Rd.
Antioch, TN 37013

MAP: 174
PARCEL: 52.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Stephen E. Chaisson** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Selim A. Waysi** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being a parcel of land in the 5th Civil District of Davidson County, Tennessee, being part of the Moss Property, designated as Tract "C" on a survey of E.L. Miller, Jr. & Co. dated March 19, 1964 and revised April 19, 1965, and described as follows:

BEGINNING at a point in the center of Preston Road, being 584 feet (as measured along the center line of Preston Road) West from the intersection of said Preston Road and the center line of Cane Ridge Road; thence westerly along the center line of said Preston Road, 400 feet to a point; thence North 4 degrees 20' West 708 feet to a point; thence South 87 degrees 30' East 255 feet; thence South 17 degrees 35' East 595 feet to the point of BEGINNING, containing 4.8 acres, more or less.

Being the same property conveyed to Stephen E. Chaisson from Rhonda S. Selleh by Deed dated 09/26/03, recorded 10/06/03, in Inst#20031006-0147222, Register's Office for Davidson County, Tennessee.

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

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, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to

warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this ___ day of _____, 2003.

GRANTOR:

Stephen E. Chaisson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Stephen E. Chaisson** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31 day of October, 2003.

BYLITHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires NOV. 25, 2003

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $177,000.00.

Affiant

SWORN TO and subscribed before me this 31 day of October, 2003.

BYLITHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:_____

My Commission Expires NOV. 25, 2003