Davidson County DEEDWARR
Recvd: 12/01/03 10:07 2pgs
Fees:13.00 Taxes:481.00
20031201-0172301

FILE BOX 45

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WARRANTY DEED

This Indenture made this **10th** day of **November, 2003** between **Jerry Choat, an unmarried man,** ,GRANTOR, and **Lea Ann Smith, an unmarried woman** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

Land in the 8th formerly the 12th Civil District of Davidson County, Tennessee, Being Lot No. 1 on the Plan of Richland Meadows, Section 1, of record in Book 2083, Page 40, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Meadow Crest Road at the northeast corner of Lot No. 2 on said Plan; thence with the westerly margin of said Road, northwardly 27.6 feet to the beginning of a curve; thence around said curve; in a northwesterly direction 62.1 feet to the southerly margin of Oakmont Circle; thence with the southerly margin of said Circle, westwardly 113.64 feet; thence south 3 degrees 45 minutes west 82.5 feet to the northwest corner of said Lot No. 2; thence with the line between said Lots Nos. 1 and 2 eastwardly 150 feet to the beginning.

Being the same property conveyed to Jerry Choat by Warranty Deed from Tracy Hamilton, and wife Angela Hamilton of record in Instrument No. 20011204-0133337, and filed for record on December 4, 2001, and re-recorded in Instrument No. 20020319-0033824 on March 19, 2002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the year 2003 which have been prorated and assumed by the Grantee(s) any and all matters on the Plan of record in Plat Book 2083, Page 40; Joint Driveway Agreement of record in Book 4737, Page 283; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

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 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **10th** day of **November, 2003.**

Jerry Choat

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Choat, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 10th day of November, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $130000

Affiant

Subscribed and sworn before me this 10th day of November, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

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Prepared by:
Equity Search, Inc.
2200 21st Avenue S., Ste. 409
Nashville, TN 37212

Address of New Owner
Lea Ann Smith
5525 Meadowcrest Drive
Nashville, TN 37209

Send Tax Bills to:

New South Federal Savings Bank
210 Automation Way
Birmingham, AL 35283-0180

Map & Parcel Number:

103-6/66