Prepared by & Return to:
EQUITY SEARCH, INC.
2200 21st Avenue South
Suite 409
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 12/08/03 11:06 2pgs
Fees:13.00 Taxes:351.50

20031208-0175714

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WARRANTY DEED

This Indenture made this **26th** day of **November, 2003** between **ERIC L. ANDERSON and JENNIFER ANDERSON, husband and wife,** ,GRANTOR, and **JERRY A. CHOAT, an unmarried man** , 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:

Being Lot No. 387 on the Map of Charlotte Park, Section V, as of record in Book 2663, Pages 111 and 112, Register's Office for said County.

Said Lot No. 387 fronts 82 feet on the southwesterly side of Scholarship Drive and extends back 135 feet on the northwesterly line and 150.5 feet on the southeasterly line, to a line in the rear on which measures 62 feet.

Being the same property conveyed to Eric L. Anderson and Jennifer Anderson, husband and wife, by Warranty Deed from Thurman L. Whitsitt, an unmarried man, of record in Instrument No. 20030728-0105240, and filed for record on July 28, 2003, 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 2663, Pages 111 and 112; Restrictive covenants of record in Book 2875, Page 426; 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 **26th** day of **November, 2003.**

ERIC L. ANDERSON

JENNIFER ANDERSON

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 ERIC L. ANDERSON and JENNIFER ANDERSON, 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 26th 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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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $95000

Affiant

Subscribed and sworn before me this 26th 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

****

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

Address of New Owner
JERRY A. CHOAT
507 SCHOLARSHIP DRIVE
NASHVILLE, TN 37209

Send Tax Bills to:

Owner

Map & Parcel Number:

090-16-0205.00