Davidson County DEEDWARR
Recvd: 02/13/04 16:02 3pgs
Fees:18.00 Taxes:443.63
20040213-0017700

Warranty Deed

THIS INDENTURE, made and entered into this 9th day of September 2003

by and between Steve Chaisson, unmarried

of the first part, and Christine Louden, unmarried

, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party/parties of the first part has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said party/parties of the second part the following described real estate, situated and being in Nashville County of Davidson State of TN

See Exhibit "A"

Being the same property conveyed to Steve Chaisson, herein by Cash Deed dated August 7, 2003 filed for record August 11, 2003 at Instrument No. 20030811-0114071, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party/parties of the second part, his/her/their heirs and assigns in fee simple forever.

And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for year 2003 Davidson County real property taxes, being liens not yet due and payable.

and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) of the said party/parties of the first part the day and year first above written.

Steve Chaisson

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF ~~SHELBY~~ DAVIDSON

Personally appeared before me, JOSHUA R. HOPKINS, a Notary Public of said County and State, Steve Chaisson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___he___ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2003.

Notary Public

My Commission Expires 30 day of JULY, 2003.

ATTORNEY IN FACT

STATE OF TENNESSEE,
COUNTY OF SHELBY.

On this _____ day of _____, _____, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, acknowledged that ___he___ executed the same as the free act and deed of said _____.

Witness my hand, at office, this _____ day of _____, 2003.

Notary Public

My Commission Expires _____ day of _____, 20___.

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, _____, a Notary Public of said County and State, _____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___he___ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2003.

Notary Public

My Commission Expires _____ day of _____, 20___.

PARTNERSHIP

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, 2003.

Notary Public

My Commission Expires _____ day of _____, 20___.

File Number: 20030813/JRH
Parcel Number: 133-03-0-052.00

(FOR RECORDING DATA ONLY)

Property address 164 Antioch Pike
Nashville, TN 37211

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Decision One Mortgage, LLC
6060 J.A. Jones Dr., Ste. 1000
Charlotte, NC 28287

This instrument prepared by: Fearnley & Califf, PLLC
~~XXXXXXXXXXXXXXXXXXXXXXXXX~~ 211 Donelson Pike, Ste. 113
~~XXXXXXXXXXXXXXXXXXXXXXXXX~~ Nashville, TN 37214
~~XXXXXXXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXXXXXXX~~

Return to:

Fearnley and Califf, PLLC
211 Donelson Pike, Ste. 113
Nashville, TN 37214

Property Owner's Name and Address
Christine Louden

164 Antioch Pike
Nashville, TN 37211

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $119,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of September, 2003.

Notary Public
My Commission Expires: 7-30-06

Exhibit "A"

PROPERTY DESCRIPTION

Being part of Lot Number 18 on the map of the Hinchey Petway Lands, of record in Minute Book "I", Page 442, Chancery Court at Nashville, and being further described according to a survey by James L. Murphy, Jr., and Company, dated July 28, 1970 as follows: Beginning at an existing iron pin lying on the Southerly line of the Robert L. Moyer property as of record in Book 2924, Page 47, Register's Office, Davidson County, Tennessee, said iron pin being further described as the Northeast corner of the herein described tract and as lying South 84 degrees 32 minutes 42 seconds West a distance of 79 feet from existing concrete monument, said monument is further described as being the Southeast corner of the said Robert L. Moyer property; thence leaving said Southerly property line of said Robert L. Moyer and running with the Westerly property line of W. H. Cherry, as of record in Book 3338, Page 153, said Register's Office, South 0 degrees 15 minutes 50 seconds East a distance of 204.90 feet to a point lying on the Northerly margin of Antioch Pike, as widened, said point being further described as the Southeast corner of the herein described tract and the Southwest corner of the said W. H. Cherry property; thence leaving the said W. H. Cherry's Westerly property line and running with the said Northerly margin of Antioch Pike, as widened, South 83 degrees 30 minutes West a distance of 100.17 feet to a point, said point further described as being the Southeast corner of the E. J. Rodgers property, as of record in Book 2105, Page 63, said Register's Office, and also being the Southwest corner of the herein described tract; thence leaving said Northerly margin of Antioch Pike, as widened, and running with the Easterly property line of the said E. J. Rodgers property North 0 degrees 15 minutes 50 seconds West a distance of 206.74 feet to a point lying on the Southerly property line of L. E. Durrett, as of record in Book 2281, Page 508, said Register's Office, said point being further described as the Northeast corner of the said E. J. Rodgers property and the Northwest corner of the herein described tract; thence leaving the Easterly property line of the said E. J. Rodgers and running with the Southerly property lines of the said L. E. Durrett, Walter E. Green, as of record in Book 3764, Page 303, said Register's Office, and the said Robert L. Moyer North 84 degrees 32 minutes 42 seconds East a distance of 100.00 feet to the point of beginning containing 0.47 more or less, acre.