Davidson County DEEDWARR
Recvd: 03/09/04 14:34 2pgs
Fees:13.00 Taxes:66.60
20040309-0027092

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2004

_____
Notary Public

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Christopher R. Choate	New Owner	Map 72
2607 Flamingo Drive		Group 14
Nashville, TN 37207		Parcel 39

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we David E. Gregory, Jr. and wife, Sherry W. Gregory hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Christopher R. Choate hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows, to wit:

BEING Lot No. 15 in N.J. Gibson's Addition being a subdivision of Lot No. 2 of the Cahal Lands, a plan of which subdivision is of record in Book 161, Page 165, Register's Office for Davidson County, TN.

Said Lot No. 15 fronts 50 feet on the south side of Cahal Avenue and runs back between parallel lines to an alley. Said Lot No. 15 being 248.2 feet deep on the west line and 248 feet deep on the east line.

Being the same property conveyed to David E. Gregory, Jr. and wife, Sherry W. Gregory by deed from James E. Blunkall and wife, Brenda L. Blunkall dba J & B Investment Property of record in Instrument 20010216-0015230, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Plat Book 161, Page 165, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)
This is Improved ( ) property, known as 1122 Cahal Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 8th day of March, 2004.

David E. Gregory, Jr.

Sherry W. Gregory

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Gregory, Jr. and wife, Sherry W. Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of March 2004.

My Commission Expires: 01/27/07

NOTARY PUBLIC

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.