THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18006K

Davidson County DEEDWARR
Recvd: 05/04/04 11:42 2pgs
Fees:13.00 Taxes:310.80
20040504-0050508

MAP/GROUP/PARCEL:
072-12-0/119.00

NEW OWNER'S NAME AND ADDRESS:
PHILIP A. CHESNEY AND ARA LEE HOUSTON CHESNEY
2205 RIDGECREST DRIVE
NASHVILLE, TENNESSEE 37216

SEND TAX BILLS TO:
New Owner

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, HERBERT ZIDANK AND CHRISTINA GIBSON, hereinafter called Grantors, do hereby transfer and convey unto PHILIP A. CHESNEY and ARA LEE HOUSTON CHESNEY, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 140, ON THE MAP OF DALEWOOD, SECTION II, AS OF RECORD IN BOOK 1835, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

The subject property is commonly known as 2205 RIDGECREST DRIVE, Nashville, TN 37216.

BEING the same property conveyed to Tony N. Zidank and wife, Thelma H. Zidank herein by deed of record in Book 2283, Page 213, Register's Office for Davidson County, Tennessee. Tony N. Zidank died before Thelma H. Zidank and at the time of his death was the husband of Thelma H. Zidank. Thelma H. Zidank died on January 23, 2003, and at the time of her death was an unremarried widow. The Last Will and Testament of Thelma Zidank was filed with the Seventh Circuit Court of Davidson County, Tennessee under the small estate affidavit docket number 03P328. Herbert Zidank and Christina Gibson are the devisees under said will. Additionally, Herbert Zidank is the sole heir at law of Thelma Zidank.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

HERBERT ZIDANK

CHRISTINA GIBSON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, HERBERT ZIDANK AND CHRISTINA GIBSON, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 30th day of APRIL, 2004.

NOTARY PUBLIC

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: MY COMMISSION EXPIRES JAN. 20, 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $84,000.00.

Brenda Lane
AFFIANT

Sworn to and subscribed before me this the 30th day of APRIL, 2004.

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Kathy Snider
NOTARY PUBLIC

My Commission Expires: