Davidson County DEEDWARR
Recvd: 06/01/04 14:20 2pgs
Fees:13.00 Taxes:1961.00
20040601-0063906

THIS INSTRUMENT PREPARED BY:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual value or consideration, whichever is greater, for this transfer is $530,000.00.

Affiant

Sworn to and subscribed before me this 26 day of May, 2004.

Notary Public

My Commission Expires: My Commission Expires FEB. 27, 2005

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Brian Boxer and Jan Boxer, husband and wife	2115 Chickering Lane	Owner	144.14.0
2115 Chickering Lane	Nashville, TN 37215		013.00
Nashville, TN 37215			FH 03510

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Hundred Thirty Thousand and 00/100 Dollars ($530,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **JOSEPH H. FREITAG, an unmarried person, and MARTHA FREITAG, an unmarried person** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **BRIAN BOXER and JAN BOXER, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 4 on the plan of revision of Lots 1 through 8 on the Plan of Chickering Valley, of record in Book 2854, Page 58, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 4 fronts 219.0 feet on the southwesterly margin of Chickering Lane and extends back 212.0 feet on the northwesterly line and 197.0 feet on the southeasterly line to a broken line in the rear, measuring 243.0 feet, thereon.
>
> BEING the same property conveyed to Joseph H. Freitag and wife, Martha Freitag, by Warranty Deed dated February 13, 2001 from Noel F. Stahl and wife, Sandra G. Stahl, of record in Instrument No. 20010215-0014517, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2004 which are a lien but not yet due and payable to be paid by Grantees, the matters as shown on the Plan of record in Plat Book 2854, Page 58, Register's Office for Davidson County, Tennessee; Restrictive Covenants of record in Book 2542, Page 25, Register's Office for

Davidson County, Tennessee; and applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 26 day of May, 2004.

JOSEPH H. FREITAG

MARTHA FREITAG

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Joseph H. Freitag,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 26 day of May, 2004.

NOTARY PUBLIC

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

My Commission Expires: 3.14.2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Martha Freitag,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 26 day of May, 2004.

NOTARY PUBLIC

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

My Commission Expires: 3.14.2005