Archer Land Title

Davidson County DEEDWARR
Recvd: 06/18/04 10:05 2pgs
Fees:13.00 Taxes:495.80
20040618-0072398

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $134,000, which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

Martha A. Boggs
Affiant

Subscribed and sworn to before me this 26 day of March, 2004.

Misty L. Larson
Notary

MISTY L. LARSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007

WARRANTY DEED

** Total Consideration for this transfer is $134,000 **

THIS INDENTURE WITNESSETH, that Chad M. Kalas and wife, Brittany L. Kalas Grantor(s) of Davidson County, in the State of Tennessee, CONVEY AND TRANSFER TO Andrew Jackson and, an unmarried person, Grantee(s), of Davidson County, in the State of Tennessee, for the sum of the consideration above, the receipt of which is hereby acknowledged, the following described real estate in Davidson County, in the State of Tennessee:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Being Lot No. 29 on the Plan of Section 2B, Hunters Branch, of record in Book 6900, Pages 336 and 337, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Being the same property conveyed to Chad M. Kalas and wife, Brittany L. Kalas by Warranty Deed from Brian Scott Tymensky, an unmarried man, dated September 28, 2001 and recorded October 3, 2001, of record in/as Instrument No. 20011003-0107586, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: (for informational purposes)
1325 Paulson Way
Antioch, Tennessee 37013

Subject to any and all easements, agreements, restrictions, public rights-of-way and zoning ordinances of record. The address of such real estate is commonly known as 1325 Paulson Way, Antioch, TN 37013, in Davidson County, Tennessee. Tax bills should be sent to grantee as such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 26th of March, 2004.

Grantor:

Signature: Chad M. Kalas
Chad M. Kalas

Grantor:

Signature: Brittany L. Kalas
Brittany L. Kalas

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State, personally appeared Chad M. Kalas and Brittany L. Kalas, who acknowledged the execution of the foregoing Warranty Deed, and who, being duly sworn, stated that any representations therein contained are true.

Archer Land Title

Martha A. Haegelin
Notary Public

MARHTA A. HAEGELIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

My Commission Expires:
County of Residence:

This document was prepared by Ali Haegelin, 750 Old Hickory Blvd. Suite 286, Brentwood TN 37027
Return Deed To: Archer Land Title, 750 Old Hickory Blvd. Suite 286, Brentwood TN 37027
Send Tax Bills To: Andrew Jackson and, 1325 Paulson Way, Antioch, TN 37013

Map & Parcel

172-080 A 029.00 CO