This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 040312

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$350,000.00**

Affiant

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 08/27/04 12:29 2pgs
Fees:13.00 Taxes:1295.00

20040827-0103843

Subscribed and sworn to before me, this **25th day of August, 2004.**

Notary Public
My commission expires: 11/2/05

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Steven C. Chambliss Sue A. Chambliss 674 Hill Road Brentwood, Tennessee 37027	Owner	Map 160-7 Parcel 49

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Walter E. Costner and Kimberly F. Costner, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Steven C. Chambliss and Sue A. Chambliss, husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

Land in the 6th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of The Lands of William H. Broadwell, as of record in Book 475, page 462, Register's Office for said County, and described according to a survey by T. R. Sanford, dated October 31, 1964, as follows:

BEGINNING at an iron pin in the north margin of Hill Road, at the southeast corner of the property conveyed to John C. Jenkins, Jr. and wife, by deed of record in Book 3507, page 549, said Register's Office; thence along Jenkins' east line, North 3 degrees 45' East 563 feet to an iron pin in the south boundary of Broadwell Acres, as of record in Book 2663, page 118, said Register's Office; being also the northeast corner of the John C. Jenkins, Jr. property herein abovementioned; thence along the bundary line of said Subdivision South 86 degrees 30' East 242 feet to a concrete monument poured around an iron pin; continuing with the west boundary line of said Subdivision South 3 degrees 20' West 285.5 feet to a concrete monument; thence along the north line of the property conveyed to Ione Mary Steltemier, by deed from D. E. Mallernee, Jr. and wife, of record in Book 3402, page 19, said Register's Office, North 87 degrees West 72.6 feet to a stake; thence with the west line of said property, South 379 feet to a point in the approximate center line of an old road (abandoned); thence with the center line of said old abandoned Road North 56 degrees West 50 feet to an iron pin in the northerly margin of Hill Road; thence with the margin of said Road, around a curve, in a westerly direction 173 feet to the beginning. The source of this description is the last deed of record.

Being the same property conveyed to Walter E. Costner and wife Kimberly F. Costner by Deed from James E. Fitch and wife, Carolyn C. Fitch, of record in Deed Book 10597, page 134, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, including but not limited to:

1. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.
2. Subject to that Sewer Easement of record in Deed Book 4940, Page 792, Register's Office of Davidson County, Tennessee.
3. All matters shown on the plan of record in Plat Book 475, Page 462, Register's Office of Davidson County, Tennessee.

This property is improved property known as **674 Hill Road, Brentwood, TN 37027**

Init WEC Init KFC

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, We, Walter E. Costner and Kimberly F. Costner, sign this Warranty Deed on this the 25th day of August, 2004.

Walter E. Costner

Kimberly F. Costner

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter E. Costner and Kimberly F. Costner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 25th day of August, 2004.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
May 23, 2006