This space for Register's Office:

Davidson County DEEDWARR
Recvd: 09/03/04 15:54 2pgs
Fees:13.00 Taxes:349.72
20040903-0107291

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Christopher B. Choate, et ux
3132 Towne Village Road
Antioch, TN 37013

SEND TAX BILLS TO:
Mortgage Company of America
2416 21st Avenue South #202
Nashville, TN 37212

Map 150.11-0-4.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Ray Elrod and wife, Marilyn Elrod,** hereinafter called the **Grantors**, do hereby convey unto **Christopher B. Choate and wife, Ranae O. Choate,** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being lot No. 25 on the plan of Towne Village of the Country, Section 1, of record in Plat Book 5200, Pages 55 and 56, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ray Elrod and wife, Marilyn Elrod on February 4, ,2004 by Warranty Deed of record in Instrument No. 20041217-0017910, Register's Office for said County.

Subject to 2004 taxes which have been prorated and shall be assumed by the Grantees herein and shall be the sole responsibility of said Grantees.

This is improved property known as ~~2294 Bluff Springs Road McMinnville, TN 37110~~ 3132 Towne Village Rd Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTORS FURTHER CONVENANT and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 30th day of August, 2004.

Ray Elrod

Ray Elrod

Marilyn Elrod

Marilyn Elrod

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Ray Elrod and Marilyn Elrod known to me to be the persons whose names are subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 30th day of August, 2004.

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/22/08

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $94520.00

Affiant

Sworn and subscribed before me on 8/30/04.

Notary Public

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

My Commission Expires: 6/22/08