Davidson County DEEDWARR
Recvd: 09/13/04 10:05 2pgs
Fees:13.00 Taxes:277.50

20040913-0110004

Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

ET-04-5235

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Kelli D. McQuiston
Affiant

Subscribed and sworn to before me, this 1st DAY OF September, 2004.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 09-16-04
(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Kelli D. McQuiston	Principal Residential Mortgage	
(NAME)	(NAME)	
2607 Flamingo Dr.	375 Northridge Rd. Ste 290	71-04-0-118.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Atlanta, GA 30350	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER R. CHOATE, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KELLI D. MCQUISTON, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 362, on the Plan of Joywood Heights, Section 2-A, as of record in Book 1424, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to any and all restrictions and easements of record, if any.

Being the same property conveyed to Christopher R. Choate, unmarried by deed from Judy Billingsley, unmarried, dated August 26, 2002, as of record in Instrument Number 20020827-0103707, Register's Office for Davidson County, Tennessee.

(02)

unimproved ( )
This is improved (X) property, known as 2607 Flamingo Dr., Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

* Christopher R. Choate and Chris R. Choate are one in the same person.

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

Witness my/our hand(s) this 1st day of September, 2004.

Chris R. Choate

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, Beverly J. Heatherly, a Notary Public in and for said County and State, the within named Chris R. Choate, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 1st day of September, 2004.

My Commission Expires: 09-16-07

Beverly J. Heatherly
Notary Public

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road

Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW