(1)

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **43288**

Lender's Title & Escrow, LLC
810 Crescent Centre Drive, Suite 250
Franklin, Tennessee 37067
(615) 778-9255 - Fax: (615) 778-9015

WARRANTY DEED

SUSAN B. MOTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$286,000.00. R.P. Scholt Jr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF AUGUST, 2004.
Susan B. Mott
Notary Public
MY COMMISSION EXPIRES: 1-16-08

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
RONALD E. CHANDLER et ux **214 Kennett Road** **Old Hickory, TN 37138**	Same as addressee	**54-14-75** **4D 27850**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, TODD F. VICTOR and wife, CHRISTIA M. VICTOR**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD E. CHANDLER and wife, REBECCA R. CHANDLER**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 173, on the plan of Brandywine Farms, Section 8, of record in Book 4460, Page 10, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Todd F. Victor (aka Todd L. Victor) and wife, Christia M. Victor (formerly Christa M. Hayes) by Quitclaim Deed from Jan Muller, Trustee, of record in Book 8956, page 619, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Todd L. Victor and wife, Christia M. Hayes by deed from Federal Deposit Insurance Corporation, Receiver of Goldome, of record in Book 8437, Page 273, Register's Office for said County.

The said Todd F. Victor and Todd L. Victor being one and the same person.

Unimproved
This is Improved (X) property known as 214 Kennett Road, Old Hickory, Tennessee 37138

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 our hands this 26th day of August, 2004.

X Todd F. Victor
TODD F. VICTOR

X Christia M. Victor
CHRISTIA M. VICTOR

Davidson County DEEDWARR
Recvd: 09/13/04 14:50 2pgs
Fees:13.00 Taxes:1058.20

20040913-0110323

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named TODD F. VICTOR and wife, CHRISTIA M. VICTOR, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

