(1)

WARRANTY DEED

ERNESTINE NOELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires 9-13-08

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2004.

Ernestine Noell
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 230 West Main Street
Lebanon, Tennessee 37087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leila Grossman	People's Choice Home Loan, Inc.	
(NAME)	(NAME)	
70 Jay Street	PO Box 50220	119-06-170
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Irvine, CA 92619-0220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20042155

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Christine Wood n/k/a Christine Chandler**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Leila Grossman**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

"See Exhibit A attached hereto and made a part thereof"

Davidson County DEEDWARR
Recvd: 10/27/04 10:45 2pgs
Fees:13.00 Taxes:333.00
20041027-0129144

unimproved ☐

This is improved ☒ property, known as 70 Jay Street, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 25th day of October, 2004.

Christine Wood Chandler

Pat Chandler

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Christine Wood Chandler*, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Christine Wood Chandler* executed the within instrument for the purposes therein contained. *and Pat Chandler

ERNESTINE NOELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Witness my hand and official seal at Springfield, Tennessee this 25th day of October, 2004.

Commission expires:

Ernestine Noell
Notary Public

My Commission Expires 9-13-08

File No.: 1014419

EXHIBIT A

Being Lot No. 14 on the Map of Sterling Heights, Section Two, as of record in Book 1424, Page 104, Register's Office for said County.

Said Lot No. 14 fronts 75 feet on the north side of Jay Street and runs back between parallel lines 160 feet to a dead line.

Property commonly known as: 70 Jay Street, Davidson County, Nashville, TN

BEING all of the same property conveyed to Christine Wood by Warranty Deed from Clarence Lester Wallace, Jr., unmarried, dated April 30, 2003 and filed of record in Instrument No. 20030507-0060912 and being the same property conveyed to Clarence Lester Wallace, Jr. and wife, Virginia W. Wallace (having since died) by deed from Harry S. Gambill and wife, Minnie Lee Gambill, dated July 14, 1955 and filed of record in Book 2440, Page 609, Register's Office for Davidson County, Tennessee.