THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23727-12-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $339,500.00. Affiant Subscribed and sworn to before me this 3rd day of January, 2005. Notary Public My Commission Expires: _____

KAZE E. ARBOGAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Roy H. Chockley, Sherri T. Chockley 209 Rolling Fork Court Nashville, TN 37205	US Bank NA 1550 American Blvd East Bloomington, MN 55425	Map No.129.05-0 Parcel No. 032.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jo Ann Marx**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roy H. Chockley and wife, Sherri T. Chockley** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 209 Rolling Fork Court, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of January, 2005.

Jo Ann Marx

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jo Ann Marx**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of January, 2005.

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 01/04/05 10:06 2 pgs
Fees:13.00 Taxes:1256.15
20050104-0001004

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 903 on the Plan of West Meade Farms, Inc. Section XIII, as of record in Plat Book 2331, page 112 amended in Book 2742, page 259 and Book 5539, page 690, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Dan E. Marx and wife, JoAnn Marx by deed dated June 17, 1987 from B.C. Clippard, Jr. and wife, Frances L. Clippard of record in Book 7270, page 699, Register's Office for Davidson County, Tennessee. Being further conveyed to JoAnn Marx by Quitclaim Deed from Dan E. Marx of record in Instrument No. 200006070056683.

This conveyance is made subject to:

1. 2005 County Taxes which are a lien but not yet due and payable.
2. All matters appearing on the Plan of record as Book 2331, page 112 amended in Book 2742, page 259 and Book 5539, page 690, Register's Office for Davidson County, Tennessee.