Davidson County DEEDWARR
Recvd: 01/12/05 11:16 2 pgs
Fees:13.00 Taxes:283.05

20050112-0004512

WARRANTY DEED

G-WF-04-0815

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF January, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Steven R. Chandler	Wells Fargo Home Mortgage	
815 Brooks Avenue, Units A & B	4456 Corporate Lane Ste 100	43-5-53.00
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Virginia Beach, VA 23462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

My Commission Exp.

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PATRICIA J. BRIDGES UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEVEN R. CHANDLER AND DEBRA H. CHANDLER, hereinafter called the Grantee(s), 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 THE SOUTHERLY 51 FEET OF LOT NO. 8 AND THE NORTHERLY 25 FEET OF LOT NO. 9 OF BLOCK "A" ON THE MAP OF CRESTVIEW ESTATES, RECORDED IN BOOK 843, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TIM A. BRIDGES AND WIFE, PATRICIA J. BRIDGES BY WARRANTY DEED FROM JAMES EDWARD BREWER AND WIFE, EMMA LOU BREWER, RECORDED THE 22ND DAY OF DECEMBER, 1999 IN INSTRUMENT NO. 199912220306180, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said Tim Bridges having since died.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 843, page 81, REgiste's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 815 Brooks Avenue, Units A & B, Madison, Tennessee 37115
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 3rd day of January, 2005.

Patricia J. Bridges
Patricia J. Bridges

STATE OF Tennessee
COUNTY OF Davidson

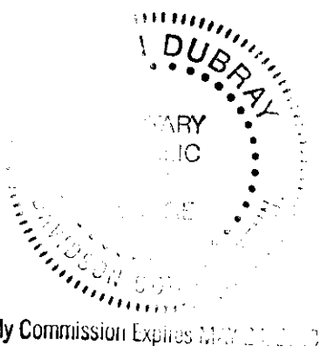
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia J. Bridges, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 3rd day of January, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903