Return to: First Title and Escrow Company, Inc.
File Box 9B File Number 24334

WARRANTY DEED	State of Tennessee) G#2925-2 County of Davidson) The actual consideration or value, whichever is greater, for this transfer is **$649,000.00** Affiant Subscribed and sworn to before me, this the 3rd day of June, 2005. Notary Public My commission expires: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/09/05 12:30 2 pg:
Fees:13.00 Taxes:2401.30
20050609-0066042

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
~~November 25, 2006~~
STATE OF TENNESSEE

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
GEORGE M. CHESCHEIR and NANCY C. CHESCHEIR	SunTrust Mortgage, Inc.	**MAP 116-08-0-H, PARCEL 194.00co**
194 Moultrie Park	201 Fourth Avenue N. 7th Flr	
Nashville, TN 37205	Nashville, Tennessee 37219	

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, I,

PETER ELLIOTT, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GEORGE M. CHESCHEIR and NANCY C. CHESCHEIR, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 194 on the Plan of Sugartree, Phase 3 (Revised), a Planned Unit Development, as of record in Book 5050, Pages 67 through 71, inclusive, amended in Book 5162, Page 632, in Book 5169, Page 426, in Book 5191, Page 412, in Book 5222, Page 468, in Book 5238, Page 93, and as revised in Amendment to Change Setback Line, of record in Book 5316, Page 232, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof and together with an appurtenant, non-exclusive interest in the common and limited common areas shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions, to which reference is hereby made.

BEING the same property conveyed to Peter Elliott, by Warranty Deed dated October 28, 2002, from Scott Austin Smith, unmarried, of record in Instrument No. 20021030-0132877, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Peter Elliott pursuant to a Power of Attorney executed by him on the 24th day of May, 2005, of record in Instrument No. 20050609-0066041 **, Register's Office for Davidson County, Tennessee.**

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 4857, Page 157, and as amended in Book 4911, Page 356, and further amended by Book 4996, Page 126, and Book 5003, Page 688, and supplemented in Book 5087, Page 220, and amended in Book 5152, Page 401, in Book 5514, Page 138, in Book 5691, Page 61, and in Book 11758, Page 466, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (_X_) unimproved (____) property, known as: **194 Moultrie Park, Nashville, TN 37205** .

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 hand this **3rd** day of **June, 2005.**

Peter Elliott
PETER ELLIOTT

By: Stephen W. Arthur, Atty - in - Fact
Stephen W. Arthur, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **STEPHEN W. ARTHUR,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **PETER ELLIOTT,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **PETER ELLIOTT** for the purpose therein contained, by signing the name of **PETER ELLIOTT** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **June, 2005.**

Katherine Goodson
Notary Public

My Commission Expires: May 30, 2007

