This Instrument Prepared By:
Rebecca T. Garland
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Michael Chelius
808 Rosebank Avenue
Nashville, Tennessee 37206

SEND TAX BILL TO:
Owner

MORTGAGEE:
BancorpSouth Bank
5217 Maryland Way
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/30/05 07:59 2 pgs
Fees:13.00 Taxes:740.00
20050630-0075087

MAP **83-7**
GROUP
PARCEL **25.00 & 26.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Wesley Hightower and Steve Chaisson,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Michael Chelius, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Lot No. 7:

Land in Davidson County, Tennessee, being the east half of Lot 7 in George C. Water's Second Addition to Nashville, of record in Book 161, page 172, Register's Office for said County, described as follows:

Said part of said lot fronts 50 feet ont he northerly side of Waters Avenue and extends back northerly between parallel lines 160 feet to an alley in the rear.

Lot No. 8:

Land in Davidson County, Tennessee being the west half of Lot 8 in George C. Water's Second Addition to Nashville, of record in Book 161, page 172, Register's Office, Davidson County, Tennessee, described as follows:

Said part of said lot fronts 50 feet on the northerly side of Waters Avenue and extends back northerly between parallel lines 160 feet to an alley in the rear. Description taken from the previous warranty deed.

Being the same property conveyed to Wesley Hightower and Steve Chaisson by deed from Shelia Pryor, unmarried of record in Instrument No. 20050608-0065407, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **27 A-D Waters Avenue, Nashville, Tennessee 37206.**

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 heirs and assigns , forever, and,

GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **24th** day of **June, 2005.**

Wesley Hightower

Steve Chaisson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Wesley Hightower and Steve Chaisson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of June, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of June, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009