[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Christopher Choate	New Owner	Map: 60-01
722 PLAYERS CT.		Parcel: 35.00
NASHVILLE, TN 37211		12601 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Chelsey Hall and Boyd Hall, as guardian for Chelsey Hall, David Duer, Dena Jones, Dan Taylor, and Derrick Gasser** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, **Christopher Choate, unmarried** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 29 on the Map of Aldrich Heights, Section One, as of record in Book 2083, page 76, Register's Office for Davidson County, Tennessee.

Said Lot no. 29 fronts 152 feet on the south side of Old Ewing Lane and runs back between lines 303.95 feet on the west line and 263.9 feet on the east line on a dead line in the rear on which it measures 90 feet.

Title to the land hereinafter is vested in David Duer, Dena Jones, Dan Taylor, Derrick Gasser, and Chelsey Hall.

Being all the same property conveyed to Bernice Lassiter, unmarried by Warranty Deed from James Daniel Harrison and wife, Virginia Hudgins Harrison of record in Book 2906, page 183, said Register's Office. Bernice Lassiter died testate 1/29/05 and devised said property to David Duer, Dena Jones, Dan Taylor, Derrick Gasser, and Chelsey Hall by Last Will and Testament of Bernice Lassiter of record in Docket No. 05P-1474, Probate Clerk's Office for Davidson County, Chelsey Hall is a minor and Boyd Hall was appointed as Guardian and authorized to convey said property by Order of the Chancery Court for Robertson County, Tennessee, Docket No. 19180.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Plan of record in Book 2083, page 76, Register's Office Davidson County, Tennessee.

This is improved property commonly known as 430 Ewing Lane, Nashville, TN.

Davidson County DEEDWARR
Recvd: 05/02/06 15:16 4 pgs
Fees:23.00 Taxes:149.85

20060502-0050650

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 40,500.00

Affiant

Subscribed and sworn to before me this day of April, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of April, 2006.

David Duer

Dena Jones

Dan Taylor

Derrick Gasser

Boyd Hall, Guardian for Chelsey Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2006, before me personally appeared David Duer to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
September 19, 2009

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of April, 2006, before me personally appeared Dena Jones to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES:
September 19, 2009

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2006, before me personally appeared Dan Taylor to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES:
September 19, 2009

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2006, before me personally appeared Derrick Gasser to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES:
September 19, 2009

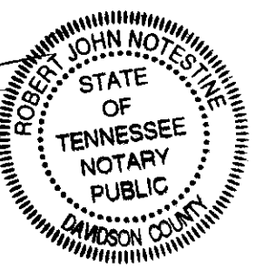
ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Boyd Hall 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 Guardian of Chelsey Hall, the within named bargainor, and that he as such Guardian, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Chelsey Hall by himself as Guardian.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of April, 2006.

Notary Public



My Commission Expires:

MY COMMISSION EXPIRES:
September 19, 2009