Davidson County DEEDWARR
Recvd: 06/14/06 11:22 2 pgs
Fees:13.00 Taxes:499.50
20060614-0070799

THIS INSTRUMENT PREPARED BY and RETURN TO:
Skyline Title & Escrow
6200 Baum Dr., #13
Knoxville, TN 37919

----------Record Data Above----------

WARRANTY DEED

THIS DEED, made and entered into this the 31ST DAY OF MAY, 2006, by and between ***Jeremy M. Holmes*** UNMARRIED hereinafter known as the Party(ies) of the First Part, and ***Damon D. Choate and Noral L. Choate, husband and wife*** hereinafter known as the Party(ies) of the Second Part;

WITNESSETH: That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and do/does hereby grant and convey unto the Party of the Second Part, his/her/their heirs and assigns, with covenants of general warranty of title, the following described property located in the ***Davidson*** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Edge-O-Lake Estates, as of record in Book 3600, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 208 fronts 82 feet on the westerly side of Priest Lake Drive and extends back 148.23 feet on the northerly line and 148.24 feet on the southerly line to a dead line, measuring 82.08 feet thereon.

Tax ID: 14904001500
Property Address: 2709 Priest Lake Drive, Nashville, TN 37217

Being the same property conveyed to Jeremy M. Holmes by Quit Claim Deed from Jeremy Holmes and Susan Holmes dated 01/28/05 and recorded 02/03/05, filed of record at Instrument Number 20050203-0012601, said Register's Office.

The above legal description is the same as the last Deed of record, no boundary survey having been made at the time of this conveyance.

This conveyance is made subject to all applicable restrictions, easements, building setback lines and conditions of record in the Register's Office for Davidson County, Tennessee.

SUBJECT TO the notes and other indicated restrictions, if any, on said plat or plats and subject to the conditions, covenants, reservations, easements, charges and liens reflected in the Declaration and Supplemental Declarations filed in connection therewith in the office of the Register of Deeds for said County and State.

THIS PROPERTY IS SUBJECT TO all applicable easements, permissive use agreements and restrictions of record in the ***Davidson*** County Register of Deeds' Office. Also conveyed are all rights in and to any and all applicable easements and permissive use agreements of record at the Register of Deeds Office for ***Davidson*** County, Tennessee.

THE PREPARER OF THIS DEED HAS NOT SEARCHED THE TITLE OF THIS PROPERTY AND MAKES NO REPRESENTATION OR WARRANTIES AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

Tax ID #: ***14904001500***

TO HAVE AND TO HOLD unto the Party of the Second Part, his/her/their heirs and assigns, forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those exceptions, reservations and other matters described on Exhibit "B" attached hereto and incorporated herein by reference; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

It is expressly agreed by the party hereto that all taxes for the year ***2006***shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signature on this day and year first above written.

Grantor:

Jeremy M. Holmes

STATE OF TENNESSEE:
COUNTY OF Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor ***Jeremy M. Holmes*** with whom I am personally acquainted and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 31 day of MAY 2006

My commission expires:
9-3-07

Notary Public

JONATHAN D. NEWBERRY NOTARY PUBLIC AT LARGE KNOX CO., TENN. MY COMMISSION EXPIRES 09-03-07

STATE OF TENNESSEE:
COUNTY OF KNOX

I hereby swear or affirm that the actual consideration for this transfer or the property transferred, whichever is greater, is ***$135000.00***, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the 31 day of MAY 2006

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 31 day of MAY, 2006

My commission expires: 9-3-07

Notary Public

JONATHAN D. NEWBERRY NOTARY PUBLIC AT LARGE KNOX CO., TENN. MY COMMISSION EXPIRES 09-03-07

NAME AND ADDRESS OF PROPERTY OWNER:
Damon D. & Noral L. Chaote
2709 Priest Lake Drive
Nashville, TN 37217

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
SAME AS ABOVE