THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26150-12-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $80,000.00. Affiant Subscribed and sworn to before me this 28th day of December, 2006. Notary Public My Commission Expires:

MARY ESTHER CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 14 2009

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Dwayne Choate 1725 5th Avenue North Nashville, TN	New Owner	Map No.081.08-0 Parcel No. 464.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amber Choate and Bill Emery**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dwayne Choate** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1725 5th Avenue North, Nashville, Tennessee and is not now nor has it ever been the principal residence of the grantors.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of December, 2006.

Amber Choate
Amber Choate

Bill Emery
Bill Emery

Davidson County DEEDWARR
Recvd: 01/05/07 14:14 2 pgs
Fees:13.00 Taxes:296.00
20070105-0002469

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Amber Choate and Bill Emery**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2006.

GERALD E. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 192 and the easterly 13 feet of Lot No. 191 on the Plan of North Nashville Real Estate Company's Property, as of record in Book 21, page 105, Register's Office for said County. Said Lot No. 192 and the easterly part of Lot No. 191 front together 63 feet on the southerly side of Buchanan, formerly Carrol Street and run back between parallel lines, with the westerly margin of 5th Avenue North, formerly Summer Street, 100 feet to an alley.

Being the same property conveyed to Amber Choate and Bill Emery by Installment Deed dated May 19, 1997 from J. W. Duty of record in Book 10460, page 312, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 21, page 105, Register's Office for Davidson County, Tennessee.