WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$190,000.00**

Lee O. Chambers
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **20TH DAY OF FEBRUARY, 2007.**

RON GARRISON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MARCH 13, 2010

NOTARY PUBLIC

MY COMMISSION EXPIRES

AFFIX SEAL

Davidson County DEEDWARR
Recvd: 02/27/07 11:06 3 pgs
Fees:18.00 Taxes:703.00
20070227-0024107

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Lee O. Chambers, an unmarried ~~man~~, woman	**Citizens Bank, ISAOA/ATIMA**	**92.13-176.00**
3313 Park Avenue	**130 South Broad St.**	
Nashville, TN 37209	**New Tazewell, TN 37825**	

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, WE,

Chris Holt, unmarried

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

Lee O. Chambers, an unmarried ~~man,~~ WOMAN RG

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2007 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 57, page 160, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(X) Improved
This ( ) Unimproved property is known as: **3313 Park Avenue**
Nashville, TN 37209

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 not 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 ever 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 **20th day of February, 2007**.

Chris Holt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Chris Holt**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN

This 20th day of February, 2007.

Notary Public

My Commission Expires: _____

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

Exhibit "A"

BEING Lot Number 1 of Block 11, on the Plan of Charlotte Park Co's. Second Addition to Nashville, as shown by plat of record in Plat Book 57, pages 160-161, Register's Office for Davidson County, Tennessee.

Said Lot Number 1 fronts 57.85 feet on the southerly side of park, formerly First Avenue, and runs back 150 feet, more or less, to an alley measuring 40.76 feet thereon.

Being the same property conveyed to Shirley A. Mason, unmarried and Frank H. House, her father, by Quitclaim Deed from Robert T. Mason, Sr., unmarried, filed for record 09/18/03 in Instrument Number 20030918-0138098, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chris Holt, unmarried, by Warranty Deed from Shirley A. Mason, unmarried and Frank H. House, her father, filed for record 10/03/06 in Instrument Number 20061003-0122544, Register's Office for Davidson County, Tennessee.