BOX 50-3

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/05/07 15:50 2 pgs
Fees:13.00 Taxes:1221.00
20070705-0080341

ADDRESS NEW OWNER:
Katherine Nicks Chick
112 Cold Stream Court
Nashville, Tennessee 37221

SEND TAX BILL TO:
New owner

MORTGAGEE:
Newaher

MAP	**155-3**
GROUP	**D**
PARCEL	**57.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jacques J. Shaninger and wife, Joyce E. Shaninger,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Katherine Nicks Chick and husband, Timothy J. Chick,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Allen's Green Subdivision, of record in Plat Book 7900, page 632, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jacques J. Shaninger and wife, Joyce E. Shaninger by deed from Russell W. Nowicki and wife, Toni M. Nowicki of record in Instrument no. 20011127-0129631, 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 2007 and subsequent years.

This is **improved** property known as **112 Cold Stream Court, Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEES 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 GRANTEES, and 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 our hands this the **2nd** day of **July, 2007.**

Jacques J. Shaninger

Joyce E. Shaninger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jacques J. Shaninger and wife, Joyce E. Shaninger**, 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 2nd day of July, 2007.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $330,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of July, 2007.

NOTARY PUBLIC

CAROLINE CHAPPELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9-22-07