Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1107

Davidson County DEEDWARR
Recvd: 04/15/08 13:49 2 pgs
Fees:13.00 Taxes:682.65
20080415-0038132

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jessica Lindsey Aston, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Ivan Chester and Beth Looney,** Tenants in common, * hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the northerly 66 2/3 feet of Lots Nos. 17 and 24 of Block "F" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Said Lot fronts 66 2/3 feet on the westerly side of Ardee Avenue and runs back between lines 283 feet on the southerly line and 288 feet, more or less, on the northerly line to a dead line in the rear, measuring 66 2/3 feet thereon.

Being the same property conveyed to Jessica Lindsey Aston by deed from Michael Scott and wife Pamela R. Scott dated June 27, 2005 of record in Inst. No. 20050707-0078781, Register's Office for Davidson County, Tennessee.

* with right of survivorship,

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1406 Ardee Avenue, Nashville TN, 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14th day of April, 2008.

Jessica Lindsey Aston

State of Tennessee)
County of Davidson)

On this 14th day of April, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jessica Lindsey Aston, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/22/10

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 184,500.00.

Affiant

Sworn and subscribed before me on this the 14th day of April, 2008.

Notary Public

My Commission Expires: 3-21-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Ivan Chester 1406 Ardee Avenue Nashville, TN 37216	Wells Fargo Bank, FSB P.O. Box 5708 Springfield, OH 45501-5708	07204019900