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

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

39-B
File #08-1238

Davidson County DEEDWARR
Recvd: 08/01/08 14:54 2 pgs
Fees:13.00 Taxes:2090.50
20080801-0079478

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 E. James Andrews, Jr. and wife, Winifred K. Andrews, as equal tenants in common, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Chris Sessums and wife, Jensen Sessums , 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 Lot No(s). 1, as shown on the map entitled Peach Orchard Hill, of record in Plat Book 6250, page(s) 728, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to E. James Andrews, Jr. and wife, Winifred K. Andrews, as equal tenants in common by deed from John K. Gamauf, unmarried dated July 16, 2004, of record as Instrument No. 20040723-0088064, Register's Office for Davidson County, Tennessee and Quitclaim deed recorded as Instrument No. 20051212-0149108, Register's Office for Davidson County, Tennessee.

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: 790 Peach Orchard Drive, Nashville TN, 37204.

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 31st day of July, 2008.

E. James Andrews, Jr.

Winifred K. Andrews

State of Tennessee)
County of Davidson)

On this 31st day of July, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named E. James Andrews, Jr. and Winifred K. Andrews, 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: 7-22-11

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 565,000.00.

Affiant

Sworn and subscribed before me on this the 31st day of July, 2008.

Notary Public

My Commission Expires: 7-22-11

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Chris Sessums 790 Peach Orchard Drive Nashville, TN 37204	NewOwner	132-15-61