Davidson County DEEDWARR
Recvd: 08/18/08 15:31 2 pgs
Fees:13.00 Taxes:795.50
20080818-0084843

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Nathaniel W. Chambers
5927 Port Anadarko Trail
Hermitage, TN 37076

MORTGAGEE
Old Hickory Credit Union

SEND TAX BILLS
Old Hickory Credit Union
P. O. Box 431
Old Hickory, TN 37138

MAP-PARCEL:
098-01-0-002.00

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 of which is hereby acknowledged, I/we, **Randal Keith Toler,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nathaniel W. Chambers, married** 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:

Being Lot No. 98 on the Plan of Lake Park, Section One, as of record in in Plat Book 4175, Page 135, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Randal Keith Toler by deed of record from Clyde W. Bright, married, dated February 29, 1996 of record in Book 9969, Page 37, Register's Office, Davidson County, Tennessee.

Elizabeth Kay Toler, spouse of Randal Keith Toler, herein joins to convey any and all rights and interest she may have, if any.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4429, Page 577 and Book 4516, Page 751; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4175, Page 135, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **5927 Port Anadarko Trail Hermitage, TN 37076.**

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 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 forever 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 our hands this 14th day of August, 2008.

Randal Keith Toler

Elizabeth Kay Toler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Randal Keith Toler and Elizabeth Kay Toler, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2008.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-24-11

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $215,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of August, 2008.

NOTARY PUBLIC

M.V. BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 05/12/09