WARRANTY DEED

Record & Return:
Foundation Title
30 Burton Hills Blvd
#175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2010

Notary Public:

MY COMMISSION EXPIRES: 9.15.10
(AFFIX SEAL)

MELISSA S. BUTCHKOWSKI DURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Nathan Crutcher	NEW OWNER	Parcel ID:
0 Old Charlotte Pike		11200013400
Pegram, TN 37143		

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

Roger Lee Chester and Michael W. Chester and Brian A. Chester, Heirs of the Estate of Evelyn Law Chester

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Nathan Crutcher

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, to wit:

Beginning at an iron pin found in the southerly margin of Old Charlotte Pike and the northeasterly line of an easement, said pin being the northeasterly corner of Ronald Blackburn as recorded in Deed Book 5403, Page 849, Register's Office for Davidson County, Tennessee; thence leaving Blackburn and continuing with said margin N 38 deg. 01' 38" E a distance of 75.00' to a metal fence post found, said post being the northwesterly line of a 1.20 acre tract; thence leaving said margin and continuing with the westerly line of the 1.20 acre tract S 54 deg. 38' 32" E a distance of 373.93' to an iron pin found in a fence line, said pin being the northerly line of Jesse Chester as recorded in Deed Book 5332, Page 785, R.O.D.C.; thence leaving the 1.20 acre tract and continuing with the northerly line of Chester S 42 deg 37' 05" W a distance of 121.26' to an iron pin found at a fence corner, said pin being on the easterly side of Blackburn's easement; thence leaving Chester and continuing with said easterly line N 47 deg. 30' 00" W a distance of 364.93' feet to the point of beginning, containing an area of 0.83 acres, more or less. The above property description is the result of a survey of said property by Steven Spears, RLS #1651, March, 2005.

Being the same property conveyed to Evelyn L. Chester by Quitclaim Deed from Jesse W. Chester of record in Instrument 20050623-0072155, said Register's Office.

This conveyance is made subject to: (1) 2010 Taxes, which have been prorated and assumed by the Grantees; (2) Water Easement of record in Book 4012, Page 879, said Register's Office.

Evelyn L. Chester and Evelyn Law Chester being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 0 Old Charlotte Pike, Pegram, TN 37143

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.

BILL GARRETT, Davidson County
Trans:T20100026983 DEEDWARR
Recvd: 05/05/10 16:26 2 pgs
Fees:13.00 Taxes:1.85
20100505-0034319

Witness our hands this 21st day of April, 2010.

Estate of Evelyn Law Chester

Roger Lee Chester 4-21-10

BY: Roger Lee Chester, Heir

Michael W. Chester 4/21/10

BY: Michael W. Chester, Heir

Brian A Chester 4-21-10

BY: Brian A. Chester, Heir

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Lee Chester and Michael W. Chester and Brian A. Chester, Heirs of the Estate of Evelyn Law Chester with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are heirs of the Estate of Evelyn Law Chester and as such Heirs, they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of April, 2010.

My Commission Expires: 11/7/13

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.