THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** BILL GARRETT, Davidson County Trans:T20100041658 DEEDWARR Recvd: 07/07/10 14:31 2 pgs Fees:13.00 Taxes:3145.00 20100707-0053292 William T. Chapman, IV State Of Tennessee Notary Public Davidson County William T. Chapman, IV State Of Tennessee Notary Public Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me, this 2nd day of July, 2010. Notary Public My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner: Nigel Lloyd and Caroline H. Chester 423 Sunnyside Dr Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-11-32.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William C. Weaver IV and wife, Kristen R. Weaver** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nigel Lloyd and wife, Caroline H. Chester** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 19-A and 19-B of block "D" on the map of the Malone Property called "Honeywood Subdivision", according to a plan made by W. B. Southgate, surveyor , not recorded. Said Lots front together 200 feet, (that is, 100 feet each) on the westerly side of Sunnyside Drive, in said subdivision, and runs back westwardly on the south side 168.2 feet, more or less, and on the north side, 183.9 feet, more or less, to the southeast corner and the northeast corner, respectively, of Lot No. 2 of block "D" in said subdivision, in the rear line of said two lots herein conveyed being 200 feet altogether, or 100 feet each. Included in the above described, but specifically excluded from this conveyance is the westerly part of said lots, conveyed to W. Raymon Denney and wife, Katherine W. Denney, by deed of record in Book 4055, Page 827, said Register's Office, described as follows: Beginning at the common corner between Lots Nos. 1 and 2, 19 and 20, being the southeast corner of the W. Raymond Denney Property; thence northerly along Denney's east line being the common line between lots 2 and 19, a distance of 200 feet to the common corner between lots 2, 3, 18 and 19; thence easterly along the common line between lots 18 and 19, 28 feet to the east side of a hedgerow; thence along said east side southerly 200 feet, more or less, to a point in the common line between lots 19 and 20; thence westerly along said common line 29 feet to the beginning. Being the same property conveyed to William C. Weaver IV and wife, Kristen R. Weaver by Warranty Deed from William A. Williamson and wife, Catherine T. Williamson, recorded on the 7th day of July, 1999 in Deed Book 11562, Page 93 re-recorded in Book 11710, Page 285, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

City of Nashville taxes for the year 2010 and thereafter, for tax parcel identification number 116-11-32.00 , not yet due and payable.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or

discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Restrictive Covenant recorded at Instrument No. 20020409-0043709.

This is improved property located at 423 Sunnyside Dr Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of July, 2010.

William C. Weaver IV by Peggy Craig his attorney in fact
William C. Weaver IV by Peggy Craig
his attorney-in-fact

Kristen R. Weaver by Peggy Craig her attorney in fact
Kristen R. Weaver by Peggy Craig
her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Peggy Craig,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for William C. Weaver IV and Kristen R. Weaver,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of July, 2010.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013