THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

WARRANTY DEED

BOOK 6257 PAGE 730

NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
RANDY E. CHANCE, ET UX 209 Twin Hills Drive Madison, Tennessee 37115	SAME	34-3-53 10D 43285

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DEBORAH D. PILANT and LAUREN RaCHELLE PILANT, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said RANDY E. CHANCE and wife, AVA B. CHANCE, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 160 on the Plan of Shepherd Hills Subdivision, Section 3, of record in Book 2900, page 56, Register's Office for said County, as revised in Book 4350, page 236, Register's office for said County, as more particularly described in Exhibit "A" hereto.

BEING the same property conveyed to Deborah D. Pilant and Lauren RaChelle Pilant by deed from George B. James, Sr. and wife, Ola M. James, of record in Book 5943, page 505, Register's Office for Davidson County, Tennessee.

GARY V. PILANT, husband of DEBORAH D. PILANT, joins in this conveyance for the purpose of conveying whatever interest he may have in said property, if any.

This is improved property, known as: 209 Twin Hills Drive, Madison, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 2nd day of March, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CHEC

03/27 360.50

Deborah D. Pilant
DEBORAH D. PILANT

Lauren RaChelle Pilant
LAUREN RaCHELLE PILANT
BY: Deborah D. Pilant
by Deborah D. Pilant

Gary V. Pilant
GARY V. PILANT

3492

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Deborah D. Pilant
AFFIANT

Subscribed and sworn to before me,
this 2nd day of March, 1984.

Ronald B. Buchanan
NOTARY PUBLIC
My Commission Expires: 10-25-86

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH D. PILANT, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, for herself and for LAUREN RaCHELLE PILANT, pursuant to an Order of the Probate Court for Davidson County, Tennessee, granting DEBORAH D. PILANT the authority to sign by and on behalf of LAUREN RaCHELLE PILANT.

Witness my hand and official seal at Hendersonville, Tennessee, this 2nd day of March, 1984.

Ronald B. Buchanan
NOTARY PUBLIC

My Commission Expires: 10-25-86

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY V. PILANT, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 23rd day of February, 1984.

Linda Davis
NOTARY PUBLIC

My Commission Expires: April 20 1986

WARRANTY DEED

FROM:
DEBORAH D. PILANT and
LAUREN RaCHELLE PILANT

TO:
RANDY E. CHANCE, ET UX,
AVA B. CHANCE

LAW OFFICES OF
BUCHANAN & EDWARDS
271 West Main Street
P. O. Box 1045
Hendersonville, TN 37075
615/822-0431

THIS INSTRUMENT PREPARED
SUBJECT TO INFORMATION
PROVIDED BY THE PARTIES

EXHIBIT "A"

Bruce Rainey & Associates
LAND SURVEYORS
P. O. BOX 1130
HENDERSONVILLE, TENNESSEE 37075
PHONE 615-822-0012

BOOK 6257 PAGE 762

LEGAL DESCRIPTION

Land in Davidson County, Tennessee and being Lot No. 160 on the plan of the revision of Lot No. 160 of Shepherd Hills Subdivision of record in Book 4350, Page 36, R.O.D.C., Tn. and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 8, 1984 and known as Job No. 84-059 as follows:

Beginning at an existing iron pin on the northerly margin of Twin Hills Drive, said point of beginning being the southwest corner of Lot No. 161 on the plan of the said Shepherd Hills Subdivision; with the margin of the said Twin Hills Drive N38°30'00"W 159.99' to an iron pin; thence with a curve to the right having a radius of 21.89' and long chord of 29.53', said chord having a bearing of N03°55'00"E, a distance along the curve of 32.41' to an iron pin; thence with the easterly margin of Spring Branch Drive and a curve to the left having a radius of 500.00' and a long chord of 167.98', said chord having a bearing of N36°39'47"E, a distance along the curve of 168.78' to an iron pin; thence continuing with the margin of Spring Branch Drive N26°52'33"E 35.76' to an existing iron pin; thence with a curve to the right having a radius of 1,775.00' and a long chord of 124.41', said chord having a bearing of N28°53'03"E, a distance along the curve of 124.43' to an iron pin; thence leaving Spring Branch Drive S59°09'38"E 368.34' to an ixisting iron pin; thence S28°33'51"W 118.91' to an iron pin; thence N76°09'35"W 131.18' to an existing iron pin; thence S51°24'49"W 269.94' to the point of beginning, containing 2.33 acres more or less.

IDENTIF. REFERENCE

MAR 27 11 45 AM '84

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

I 1 1 5 1 7

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6257 PAGE 763

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

135000.00- CAMT.
351.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 360.50-
3492A03/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11:15:17

IDENTIF. REFERENCE

MAR 27 11 45 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 23400