Box 8/EM

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Robert D. Chaffin	Citizens and Southern	MAP 116-5
5909 Sedberry Road	Mortgage Company	PARCEL 28
Nashville, TN. 37205	P.O. Box 656	8DZ-73970
	Tucker, GA 30085-0656	

WARRANTY DEED

BOOK 7225 PAGE 782

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, E. P. Charlet, Jr. and wife, Phyllis J. Charlet hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert D. Chaffin and wife, Margot C. Chaffin hereinafter called the Grantee, Grantee's 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, being Lot No. 332 on the plan of Hillwood Estates, Section 12, of record in Book 2663, page 109, Register's Office for said County.

SAID Lot No. 332, which is a corner lot, fronts 160.00 feet on the easterly margin of Sedberry Road and fronts 190.00 feet on the northerly margin of Olive Branch Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 215.00 feet on the northerly line and 185.00 feet on the easterly line to a point of intersection.

BEING the same property conveyed to E. P. Charlet and wife, Jeannette C. Charlet by deed from H. G. Hill Realty Company, a Tennessee Corporation, of record in Book 2875, page 55, Register's Office for said County. E. P. Charlet died leaving Jeannette C. Charlet as sole owner. Jeannette C. Charlet has subsequently died. Pursuant to Last Will and Testament of Jeannette C. Charlet which is of record in Will Book 115, page 340, Probate Court Clerk's Office, Davidson County, Tennessee, subject property was devised to Elbert P. Charlet, Jr. For the purpose of creating an estate by the entirety, Elbert P. Charlet, Jr., subsequently conveyed property to E. P. Charlet, Jr., and wife, Phyllis J. Charlet by quitclaim deed of record in Book 6625, page 87, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

**

This is (xx) improved property, known as 5909 Sedberry Road, Nashville, TN. 37205.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of April, 19 87

Phyllis J. Charlet

E. P. Charlet, Jr.
BY: Phyllis J. Charlet, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of April, 19 87, before me personally appeared Phyllis J. Charlet, 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 that she executed the same as her free act and deed.

My Commission Expires: 11-1-87

Notary Public

[redacted]

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 200,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 30th day of April, 19 87.

My Commission Expires: Nov. 1, 1987

_____
Notary Public

** This instrument is executed on behalf of E. P. Charlet, Jr. by Phyllis J. Charlet as his attorney in Fact pursuant to a Power of Attorney being recorded in Book 6638, page 965, said Register's Office.
The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phyllis J. Charlet with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of E. P. Charlet, Jr as his Attorney in Fact as the free act and deed of the within named E. P. Charlet, Jr.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of April, 1987.

_____
NOTARY PUBLIC

My commission expires: Nov 1, 1987

WARRANTY DEED

from:
E. P. Charlet, Jr. and wife,
Phyllis J. Charlet

to:
Robert D. Chaffin and wife, Margot C. Chaffin

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

BOOK 7225 PAGE 784

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Phyllis J. Charlet

Sworn to and subscribed before me this 30th day of April, 1987.

Notary Public

My Commission Expires: 11-1-87

NOTARY PUBLIC AT LARGE

2.2 3 9 6.

IDENTIFI REFERENCE

MAY 5 1 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7225 PAGE 755

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

200000.00- CAMT.
560.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 569.50-
3171A05/05/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22396

IDENTIFI REFERENCE

MAY 5 1 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 77800