BOOK 7013 PAGE 21

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Affiant: Sandra Chaffin

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 1988.

Notary Public

MY COMMISSION EXPIRES: 1-18-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Ronald L. Stone, 4044 Navaho Trail, Nashville, Tennessee 37211

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Neil & Sandra Chaffin (NAME)	- - same - - (NAME)	Map 123
2173 Granny Wright Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 55
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	04D 21450

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, Deborah Kay Brakefield, now Joines and husband Jeffrey R. Joines

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neil Chaffin and wife, Sandra Chaffin

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, being described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 23, 1981 and revised October 10, 1983, and known as Job No 83-340, as follows:

Beginning at an iron pin on the westerly margin of Granny Wright Road, said point of beginning being the southernmost corner of this tract and also being in the line of the U.S. Government land; thence with the Government line N 51 deg. 28' 29" W 1016.70' to an iron pin; thence leaving the Government line S 82 deg. 42' 45" E 872,94' to an iron pin set on the westerly margin of the said Granny Wright Road; thence with the said margin S 07 deg. 17' 15" W 405.59' to an existing iron pin; thence S 08 deg. 59' 58" W 121.72' to the point of beginning, containing 5.30 acres, more or less.

Being the same property conveyed to Deborah Kay Brakefield by quitclaim deed from David B. Lyons, Trustee of record in Book 6659, page 441, Register's Office for Davidson County, Tennessee.

The said Deborah Kay Brakefield is now Deborah Kay (Brakefield) Joines.

The said Jeffery R. Joines is the husband of Deborah Kay (Brakefield) Joines, and, he joins in this conveyance for the purpose of conveying any right, title or interest that he might have obtained by virtue of his marriage to Deborah Kay (Brakefield) Joines.

unimproved ( )
This is improved (X) property, known as 2119 Granny Wright Road, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 28th day of July, 1988

x Deborah Kay (Brakefield) Joines

x Jeffrey R Joines

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, Ronald L. Stone, a Notary Public in and for said County and State, the within named Deborah Kay (Brakefield) Joines and Jeffrey R. Joines

the bargainor 3, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 1988.

Ronald L. Stone
Notary Public

Commission Expires 1-10-89

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

2529 07/29 0101 03CHECK 196.25

WARRANTY DEED

FROM Deborah Kay Brakefield

TO Neil Chaffin and wife, Sandra Chaffin

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

53968

IDENTIFICATION

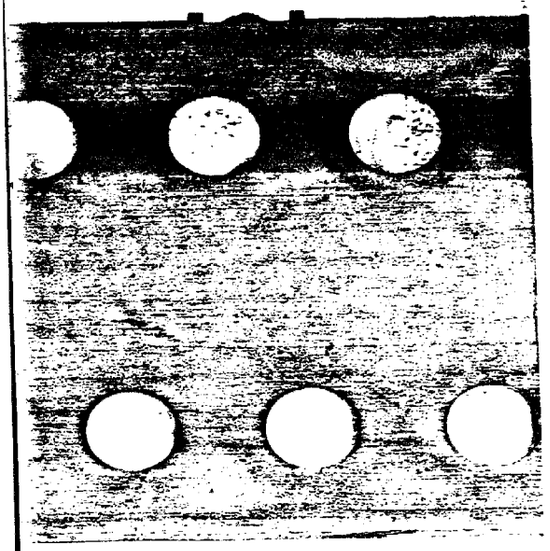
Jul 29 11 32 AM '88

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

NASH

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

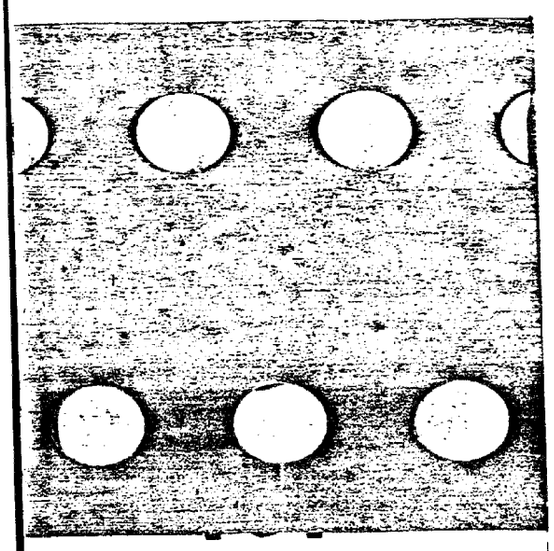
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	57500.00
CON TX	189.75
PRFEE	0.50
WDEED	6.00
TOTAL	196.25
CHECK	196.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2528



53968

IDENTIFICATION REFERENCE

JUL 29 11 32 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118271