MRH1827
*CHAUVIN

FROM: Jerry D. Vessell

TO: John R. Chauvin and wife, Mary L. Chauvin

This instrument prepared by: DEARBORN & EWING, ATTORNEYS (MRH) Suite 1200, One Commerce Place Nashville, Tennessee 37239

Address New Owner as follows: John R. Chauvin and wife, Mary L. Chauvin 4777 Andrew Jackson Blvd. Hermitage, Tenn. 37076

Send Tax Bill To: Same

Map-Parcel No. 104-11-0-107

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 190,000.00.

John R Chauvin
Affiant

Subscribed and sworn to before me, this the 13TH day of February, 1991.

Christine Warmuth
Notary Public

My Comm. Expires: 3/26/94

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Thirteen Thousand and No/100 Dollars ($13,000.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, including but not limited to the delivery by GRANTEES of an Indemnification Agreement to GRANTOR whereby GRANTEES have assumed all of GRANTOR'S liability under a certain Deed of Trust Note dated February 10, 1986, in favor of Commerce Union Bank, I, JERRY D. VESSELL, unmarried, herein called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto JOHN R. CHAUVIN AND WIFE, MARY L. CHAUVIN, herein collectively 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:

Being Unit No. 1 thru 6, inclusive, of Acklen Trace Condominiums, a horizontal property regime established by Master Deed of record in Book 6779 at page 457, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John R. Chauvin and wife, Mary L. Chauvin and Jerry D. Vessell and wife, Bobbie Sue Vessell (the Vessells having since divorced and Bobbie Vessell's interest in said property having been conveyed to JERRY D. VESSELL by Final Decree of Divorce dated and filed October 30, 1990, in Case No. 90D-1652, in the Probate Court for Davidson County, Tennessee at Nashville.

This conveyance is subject to the following:

1. Taxes for the year 1990 and subsequent years;

2. Easements and restrictive covenants of record;

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS: $190,000.00.

3. A Deed of Trust in favor of Commerce Union Bank, of record in Book 6787, page 85, R.O.D.C., as amended by Amendment to Deed of Trust of record in Book 7307, page 176, R.O.D.C.

4. The undivided one-half (½) interest of GRANTEES pursuant to the above referenced Warranty Deed of record in Book 6783, page 215, R.O.D.C.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs successors, assigns 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 my hand this 12th day of February, 1991.

Jerry D. Vessell, unmarried

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of February, 1991.

NOTARY PUBLIC

My Commission Expires: 7/24/93

93348

IDENTIF. TREFERENCE

FEB 15 3 28 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

7417 02/15 0101 03CHECK 634.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8294 PAGE 68

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 190000.00
CON TX 627.00
PRFEE 1.00
WDEED 6.00
TOTAL 634.00
CHECK 634.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/15/91 01 15:25 0001 7417

93348

IDENTIF. REFERENCE

FEB 15 3 28 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 397712