This Instrument Prepared By:
Lee and Lee Attorneys, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

BOOK 8333 PAGE 685

ADDRESS NEW OWNER:
Comer Chaffin Jr.
7043 Bonnavent Drive
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mcrtgage Corp.

MAP AND PARCEL:
MAP 074-08-0
GROUP
PARCEL 034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Donald R. Ezell Sr. and wife, Angela D. Ezell** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Comer Chaffin Jr., single**, 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:

> Being Lot Number 783 on the plan of Section Ten, Hermitage Hills, and a Resubdivision of a portion of Hermitage Hills, Section 7, of record in Plat Book 3600 at page 50, Register's Office, for Davidson County, Tennessee, to which refernce is hereby made for a more complete description.
>
> THIS INSTRUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, NO TITLE EXAMINATION WAS PERFORMED AND THE PREPARER SHALL NOT BE LIABLE THEREFOR.
>
> Being the same property conveyed to Donald R. Ezell Sr. and wife, Angela D. Ezell by deed from Billy M. Clinard and wife, Elsie M. Clinard dated January 29, 1988, as of record in Book 7460, Page 132, Registers's Office for Davidson County, Tennessee.

This is improved property known as 7043 Bonnavent Drive, Hermitage, TN 37076. Possession is to be given on April 19, 1991.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

As a part of the purchase price of the above described premises, the grantee hereby expressly assumes and agrees to pay an existing mortgage evidenced by one certain Trust Deed dated 1-29-88 and filed for record 2-1-88 in the office of the Register of Deeds, Davidson County, Tennessee, in Book 7460 page 135, and note of even date thereby secured, in the original amount of $74,600.00, payable to Norwest Mortgage, Inc..

The Grantee further hereby assumes the obligation of Donald R. Ezell, Sr., and wife, Angela D. Ezell under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from

the guaranty or insurance of the indebtedness above mentioned.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Comer Chaffin Jr., single**, their heirs and assigns, forever; and we, **Donald R. Ezell Sr. and wife, Angela D. Ezell** 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 19th day of April, 1991.

Donald R. Ezell Sr.

Angela D. Ezell

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Donald R. Ezell Sr. and wife, Angela D. Ezell** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at office, Tennessee, this the 19th day of April, 1991.

John M. Lee
NOTARY PUBLIC

My Commission Expires: 6/ 8/91

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 80,000.00.

AFFIANT

Subscribed and sworn to before me
this 19th day of April, 1991.

John M. Lee
NOTARY PUBLIC
My Commission Expires: 6/ 8/91

07957

IDENTIF. TENNESSEE

APR 19 '91

BASIC FEE

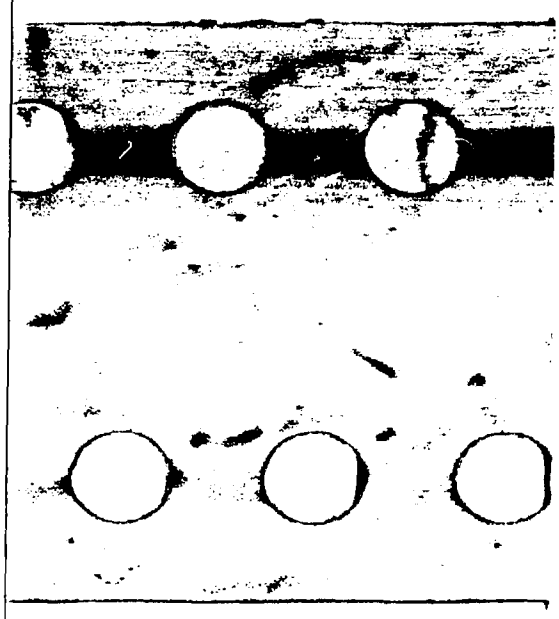
MTG TAX

TRANS TAX

RECD TAX

.UP-UP

5:21 04/19 0101 03CHECK 271.00



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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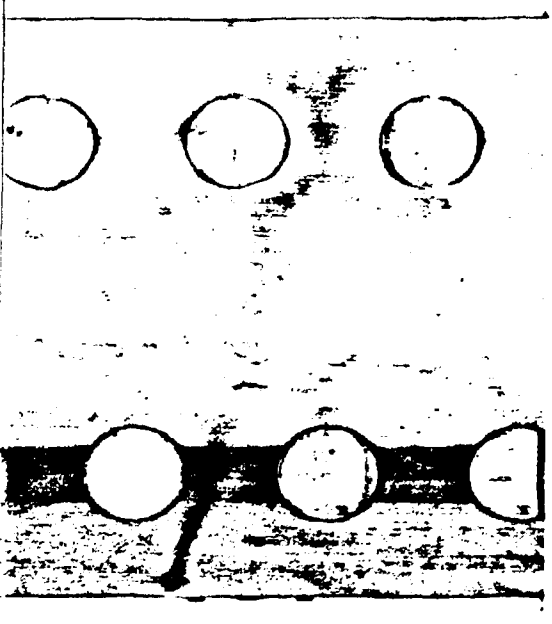
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT B0000.00
CON TX 264.00
PRFEE 1.00
MDEED 6.00
TOTAL 271.00
CHECK 271.00

04/12/91 01 12:41 0001 6421

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



07957

IDENTIF. REFERENCE

APR 12 12 02 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY REG.

No. 414448