PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of November, 1996, by and between JAMES G. IRVING and VICTORIA L. BENNETT-IRVING, HUSBAND AND WIFE, Grantors, and NEIL CHAFFIN and SANDRA CHAFFIN, HUSBAND AND WIFE, Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars and no/100 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES G. IRVING and VICTORIA L. BENNETT-IRVING, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained, sold and do hereby transfer and convey unto the said NEIL CHAFFIN and SANDRA CHAFFIN, HUSBAND AND WIFE, herein referred to as Grantees, their successors and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is improved property known as 1327 NEELY'S BEND ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors and assigns forever. The Grantors do covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantors further covenant and bind, themselves their heirs and representatives, to warrant forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

JAMES G. IRVING
Signature of Seller

VICTORIA L. BENNETT-IRVING
Signature of Seller

7484 11/20 0101 03CHECK 1052.70

96 NOV 20 PM 3:02
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0248444

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JAMES G. IRVING and VICTORIA L. BENNETT-IRVING, HUSBAND AND WIFE** , the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of **November, 1996.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

NEIL CHAFFIN and SANDRA CHAFFIN

Property Address:

1327 NEELY'S BEND ROAD
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Parcel #: MAP 53-13, PARCELS 8 & 9

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$281,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **19th** day of **November, 1996.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

EXHIBIT 'A'

TRACT NO. ONE: A tract of land in the 11th, formerly the 19th, Civil District of said County and State, described according to a survey made by Harvey Gee, April 3, 1948, as follows:

Beginning at a point 50 feet north of the northwest corner of a tract of land conveyed to Lester E. Baker and wife, of record in Book 1429, page 350, Register's Office for said County, being 350 feet north of the north margin of Nawakwa Trail, said point being in the northerly margin of a proposed 50-foot public thoroughfare extending from Neely's Bend Road to be known as Tacoma Trail; thence northwardly 300 feet to a point in the southerly margin of a proposed 50-foot thoroughfare extending to Neely's Bend Road to be known as Choctaw Trail; thence with the southerly margin of proposed Choctaw Trail, westwardly 587.2 feet to the beginning of a curve; thence around said curve in a southwesterly direction 36.46 feet to a point in the east margin of Neely's Bend Road as surveyed to be widened; thence with the easterly margin of said road, southwardly 251.6 feet to the beginning of a curve; thence around said curve in a southeasterly direction 42.7 feet to the northerly margin of proposed Tacoma Trail; thence with the northerly margin of same, eastwardly 617.4 feet to the point of beginning.

BEING the same property conveyed to James G. Irving and wife, Victoria L. Bennett Irving, by Quitclaim Deed from Denise C. Allis, Trustee, and recorded immediately prior hereto in the Register's Office for Davidson County, Tennessee.

TRACT NO. TWO: Located and being in the Eleventh (11th) Civil District of said County, and being more particularly described as follows, to-wit: Being Tract or Lot #23 on an unrecorded preliminary plat of Nawakwa Hills Annex, Section II a subdivision of part of the L.J. Gee Estate in the Eleventh (11th) Civil District of Davidson County, Tennessee, according to a survey and plat made by Harvey Gee, a surveyor, of Nashville, Tennessee, April 3rd, 1948, and filed with the Davidson County Planning Commission January 15th, 1949, and designated by said Planning Commission as Subdivision #49.4, to which plat reference is here made for a more complete description of said Tract or Lot #23, as if fully copied herein.

Said Tract of Lot #23, being more particularly described as follows:

Beginning on the southerly margin of Choctaw Trail at the northeast corner of the property conveyed to Chas U. Coggin, Trustee, by deed from Homer B. Collin, et al. of record in Book 1677, page 143, Register's Office for said County, being the corner of Lots #23 and #24; thence with the line between said two lots southwardly 150 feet to the northwest corner of Lot #14; thence with the line between said Lot #14 and 23, eastwardly 150 feet to the southwest corner of Lot #22; thence with the line between said Lots #22 and #23 northwardly 150 feet to the southerly margin of Choctaw Trail; thence with same westwardly 150 feet to the beginning.

BEING the same property conveyed to JAMES G. IRVING and VICTORIA L. BENNETT-IRVING, HUSBAND AND WIFE, by Deed of record in Book 8807, page 327, Register's Office for DAVIDSON County, Tennessee.

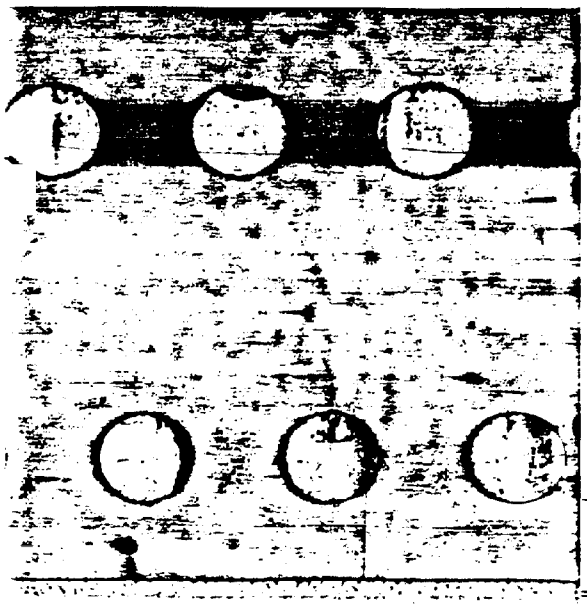
EXHIBIT 'B'

1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 53-13, PARCELS 8 & 9).

2. All matters set forth on the Unrecorded Plan of Nawakwa Hills Annex, Section II, as surveyed by Harvey Gee, Surveyor, April 3, 1948.

3. Unrecorded easements for roads and utilities, if any (as to both tracts).

4. Letter from Metropolitan Government of Nashville and Davidson County, advising as to septic system, of record in Book 5129, page 158, Register's Office for Davidson County, Tennessee.



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

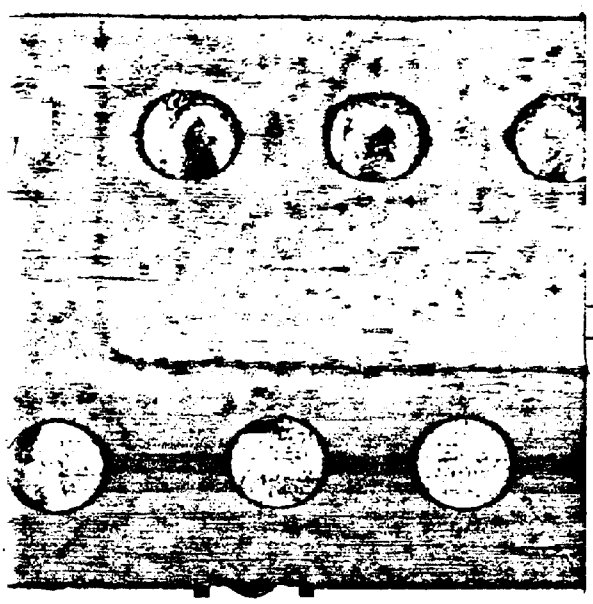
RECEIVED OF _____

FOR _____

BOOK 10265 PG 428

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



CAMT 281000.00
CON TX 1039.70
PRFEE 1.00
WDEED 12.00
TOTAL 1052.70
CHECK 1052.70

11/20/96 01 15:04 0001 7484

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248444
IDENTIF. ↑ REFERENCE

96 NOV 20 PM 3:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1090194