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0459358

File Box 9B
First Title and Escrow Company, Inc.

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Attorney
2000 Richard Jones Road #110
Nashville, Tennessee 37215

No. 15541

Address New Owner(s):	Send Tax Bills to	Tax Information
JAMES O. HUBBUCH	NEW OWNER	Map: 156-9
6841 Collinswood Drive		Parcel: 43
Nashville, TN 37221		F.B. 9D83683

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHASE CREEK, LLC, a Tennessee limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES O. HUBBUCH AND WIFE, AMY HUBBUCH, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit "A" hereto.

This is unimproved property located at 8112 Chase View Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "B" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer on this 26th day of June, 1998.

CHASE CREEK, LLC
a Tennessee limited liability company

BY: Patrick Malone
PATRICK MALONE
Chief Manager

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK MALONE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the CHIEF MANAGER of CHASE CREEK, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of June, 1998.

Notary Public

My Commission Expires:
9/23/2001

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $ 89,900.00.

Affiant

Subscribed and sworn to before me, this
26th day of June, 1998.

9/23/2001
Notary Public

My Commission Expires:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Chase Creek, as of record in Plat Book 9700, page 524, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Chase Creek, LLC by deed from Railroad Services, Inc., a Tennessee corporation of record in Book 10463, page 979, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

(1) 1998 Taxes, which have been prorated and will be assumed by the Grantees;

(2) Declaration of Covenants, Conditions and Restrictions of record in Book 10659, page 914;

(3) All applicable recorded easements;

(4) Charter of record in Book 10391, page 570; and

(5) All matters appearing on the Plan of record in Plat Book 9700, page 524, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

0216 07/07 0101 03CHECK 351.63

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 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 89900.00
CON TX 332.63
PRFEE 1.00
WDEED 16.00
CFEE 2.00
VOID
MAMT 89900.00-
CAMT 89900.00
TOTAL 351.63
CHECK 351.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/07/98 01 11:03 0001 0216

0459358
IDENTIFICATION REFERENCE
98 JUL -7 AM 11:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 1315963