BOOK 11228 PAGE 101

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November 19 98

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: March 23, 2002

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TN (AFFIX SEAL) My Commission Expires MAR. 23, 2002

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Ferrell, II (NAME)	SAME AS NEW OWNER (NAME)	Map 33-9
600 N. Dupont Avenue (ADDRESS)	(ADDRESS)	Parcel 1
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Dayna Brown Chastain and husband, Eric Scott Chastain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Ferrell, II and wife, Kimberly D. Ferrell

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 Lot No. 24 on the Plan of Birdwell Subdivision, Phase Two, as of record in Book 7900, Page 762, formerly known as part of Lot No. 1, Brashser Subdivision, of record in Plat Book 6050, Page 415, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Danya Brown by Warranty Deed from Joel S. Birdwell by and through his attorney-in-fact, Joseph Birdwell, which deed is of record in Book 10709, Page 960, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 9597, PAGE 289 AND BOOK 10655, PAGE 576; SEWER EASEMENT OF RECORD IN BOOK 8378, PAGE 267 AND NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF BIRDWELL SUBDIVISION, PHASE TWO OF RECORD IN PLAT BOOK 7900, PAGE 762, SAID REGISTER'S OFFICE.

3633 12/01 0101 03CHECK 107.20

unimproved (X)
This is improved ( ) property, known as 109 Katherine Court, Goodlettsville, TN 37072
(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 my hand this 24th day of November 19 98

Dayna Brown Chastain
Dayna Brown Chastain

Eric Scott Chastain
Eric Scott Chastain

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 Dayna Brown Chastain and husband, Eric Scott Chastain

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they ~~SHE~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 24th day of November, 19 98

Commission expires March 23, 2002

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 23 2002

STATE OF TENNESSEE
COUNTY OF

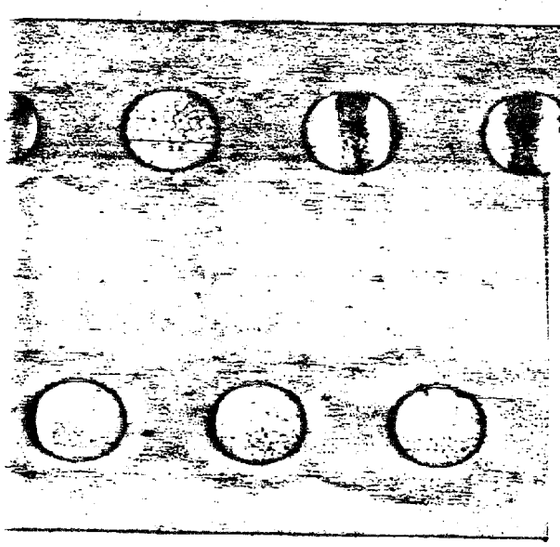
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

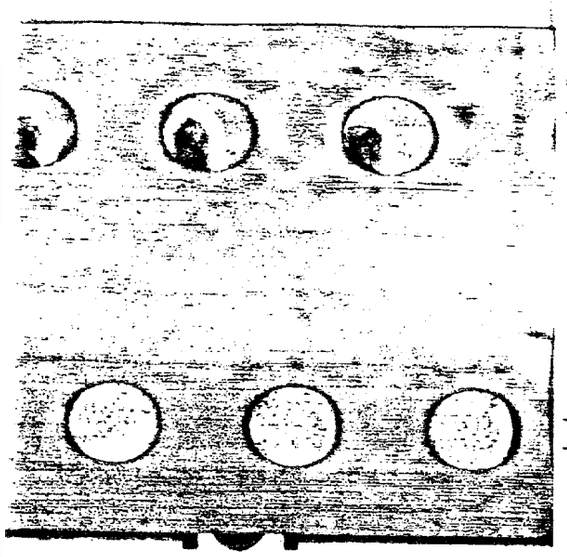
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

05187766
RECEIVED & RECORDED
98 DEC -1 PM 3:39
REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 11228 PAGE 103

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	26000.00
CON TX	96.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	107.20
CHECK	107.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/01/98 01 15:38 0001 3833

0518766
IDENTIFICATION REFERENCE

98 DEC -1 PM 3:39

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1378664