26-B

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jeffrey T. Chafin, unmarried	First Union Mortgage	
1617 McEwen Avenue	1100 Corp Ctn. Drive	MAP: 83-6
Nashville Tennessee 37206	NC-4777	
	Raleigh, North Carolina	PARCEL: 343
	27607-5066	26B

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-06-9496]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, March Egerton, unmarried (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Jeffrey T. Chafin a single person (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit

Land in Davidson County, Tennessee, being the east 56 feet of the west 113 feet of the south 150 feet of Lot No. 2 on the Map of W.L. Horne's Spout Springs Addition, of record in Book 57, page 106, Register's Office for said County, being known as Lot "B" on the unrecorded Subdivision of said Lot No. 2 and described according to copy of a survey by Z. J. Wilkerson, Surveyor, September 4, 1940, as follows:

Said part of said lot fronts 56 feet on the north side of McEwen avenue and extends back between parallel lines, parallel to and 57 feet east of the easterly margin of Rudolph Street, 150 feet to the South Line of Lot "D".

Being the same property conveyed to March Egerton, unmarried by Warranty Deed from Brenda A. Smith, unmarried of record in Book 11431, page 784, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 1999 and subsequent years,**
2. **Plan of Record in Book 57, page 106, Said Register's Office for said County.**

This is improved property known as **1617 McEwen Avenue, Nashville Tennessee 37206.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $77,900.00
[
[

I, J Todd Chafin
Affiant

[Subscribed and sworn to before me this
[21st day of June, 1999.
[
[
[

Notary Public

[My Commission Expires: 11-27-2001

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21st day of June, 1999.

March Egerton

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 21st day of June, 1999, before me personally appeared, March Egerton to me known to be the persons who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

0603553

99 JUN 24 PM 3:07

255 06/24/99 0301 03CHECK 269.25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11541 PAGE 625

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0603553

IDENTIFICATION REFERENCE

99 JUN 24 PM 3:07

CAMT 77900.00
CON TX 288.23
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 299.23
CHECK 299.23

06/24/99 01 15:12 0001 3755

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482274