This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

BOOK 11691 PAGE 643

ADDRESS NEW OWNER:
James David Chamberlain, Jr.
1409 Aaronwood Drive
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

MAP **63-16-0-B**
GROUP
PARCEL **148CO**

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, **William L. Breyfogle and wife, Jean E. Breyfogle** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **James David Chamberlain, Jr. and wife, Donna H. Chamberlain**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 230, of the plan of Hampton, formerly Chitwood Downs, a Planned Unit Development, of record in Plat Book 6900, page 405, as amended in Book 6900, pages 550 thru 552 and corrected in Book 7462, page 445 and amended in Book 8181, page 112, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William L. Breyfogle and wife, Jean E. Breyfogle by deed from David C. Atchley and wife, Deborah S. Atchley dated April 26, 1996, of record in Book 10032, page 146, Register's Office for Davidson County, Tennessee.

This is improved property known as 1409 Aaronwood Drive, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1999, a lien now due and payable. Map 63-16-0-B, Parcel 148CO. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1999 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in instruments of record in Book 7351, page 852 and amended in Book 7451, page 739 (Chitwood Downs) and Book 8181, page 112 and amended in Book 8336, page 393, (new name of Hampton Park), said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to a certificate of correction in Book 7462, page 445, Book 8110, page 401 and a amended change for the setback lines in Book 8646, page 457, Register's Office for Davidson County, Tennessee.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6900, page 405 as amended in Book 6900, pages 550 thru 552 and corrected in Book 7462, page 445 and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat; and all health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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.

WITNESS our hand this the 30th day of September, 1999.

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William L. Breyfogle

William L. Breyfogle

Jean E. Breyfogle

Jean E. Breyfogle

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William L. Breyfogle and wife, Jean E. Breyfogle**, 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 this 30th day of September, 1999.

Patricia M. Guerin

NOTARY PUBLIC

My Commission Expires: 1-30-2001

PATRICIA M. GUERIN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

James David Chamberlain

AFFIANT

Subscribed and sworn to before me on this 30th day of September, 1999.

Patricia M. Guerin

NOTARY PUBLIC
My Commission Expires: 1-30-2001

PATRICIA M. GUERIN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

0643489

RECEIVED FOR REFERENCE

99 OCT -5 PM 3:46

REGISTER

WILSON CO. TENN.

RECORDED 10/01/1999 00:00:00

496.00

4554

OFFICIAL RECEIPT

BILL GARRETT

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0643489

99OCT-5 PM 3:46

CAMT
130000.00
CON TX 481.00
PRFEE 1.00
UDEED 12.00
CFEE 2.00
TOTAL 496.00
CHECK 496.00

10/05/99 01 15:49 0001 6544

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524426