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CL

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

FILE IN
BOX #33B
MAP & PARCEL
91-15-365

BOOK 11767 PAGE 971

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

R. Garry Chaffin
Affiant

Subscribed and sworn to before me this the 23rd day of November, 1999.

Angela A. Ramsey
Notary Public

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

My Commission Expires: 6-27-2002

99 DEC -3 PM 1:50
ELL GARRETT REGISTER
DAVIDSON COUNTY, TN.

06633642

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
MORTGAGEE:	
R. Garry Chaffin (Name)	SAME (Name)
4710 Dakota Avenue (Street Address)	SAME (Street Address)
Nashville, TN 37209	

W A R R A N T Y D E E D

For and in consideration of the sum of One Hundred Sixty Thousand and 00/100 ($160,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **House Reworks, Inc., a Tennessee corporation**, hereinafter referred to as the "Grantor," by and through its duly appointed officer and representative whose signature appears below, has bargained and sold, and by these presents does transfer and convey unto **R. Garry Chaffin, unmarried,** referred to below as the "Grantee," his successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, the following real property:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is improved property known as:

4710 Dakota Avenue
Nashville, TN 37209.

607.00

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; taxes for the current year which have been prorated and assumed by the Grantee herein; and all other matters appearing of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto on this 23rd day of November, 1999.

Grantor:

House Reworks, Inc., a Tennessee corporation

By: _____

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared BRUCE K. JACKSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of House Reworks, Inc., a corporation, the within named bargainor, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal in Nashville, Tennessee, this 23rd day of November, 1999.

_____
Notary Public

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

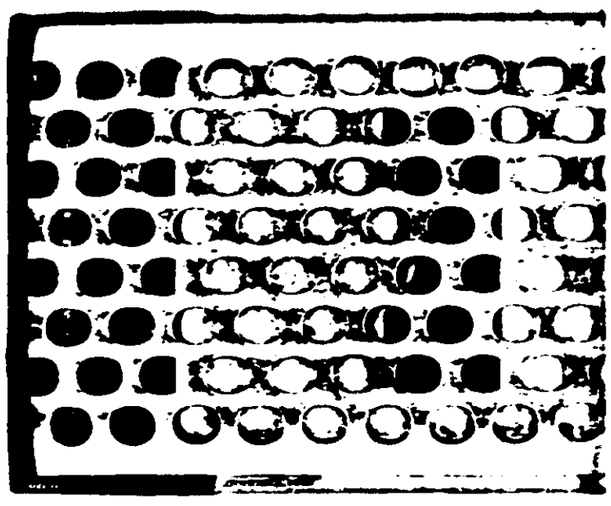
My Commission Expires: 7-27-2002

l:wd.gc

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 611, Block 28, on the Plan of Charlotte Park Addition to West Nashville, as shown on plat of record in Plat Book 57, page 103, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to House Reworks, Inc., by Deed of Record in Book 11238, Page 625, Register's Office for Davidson County, Tennessee.



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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0663642

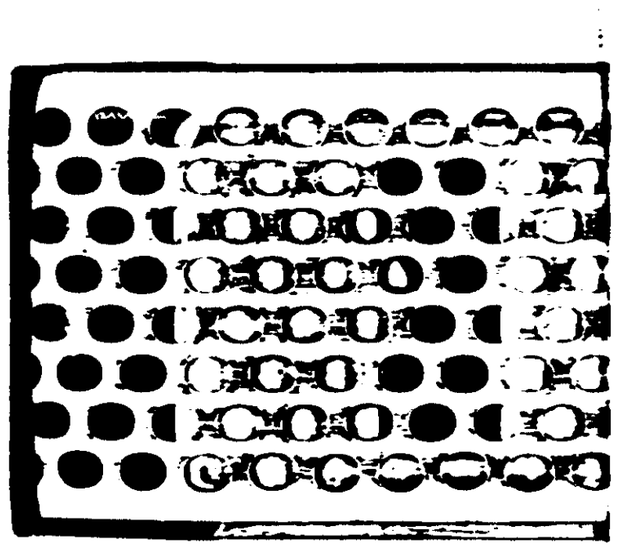
REFERENCE

99DEC-3 PM 1:50

REGISTER
DAVIDSON COUNTY, TN.

CAMT	160000.00
CON TX	592.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	607.00
CHECK	607.00

12/03/99 01 13:51 0001 B010



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545600