THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Instr:200004130037490 Page: 1 OF 2
REC'D FOR REC 04/13/2000 2:55:36PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $430.68

Tax Map/Parcel 91-15-136

The actual consideration or value, whichever is greater, for this transfer is $116,400.00

Affiant

Subscribed and sworn to before me this the 31st day of March, 2000.

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

My Commission Expires: 7-27-2002

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:
DAVID N. TAIT, JR. et al
(Name)
5209 Nevada Avenue
(Street Address)
Nashville, TN 37209

SEND TAX BILLS TO:
SAME
(Name)
(Street Address)

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

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **R. GARRY CHAFFIN, unmarried,** hereinafter called the "Grantor(s)", has bargained and sold, and by these presents does transfer and convey unto **DAVID N. TAIT, JR., unmarried, and ELISA A. FONTENOT, unmarried, as joint tenants with right of survivorship,** hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the westerly 50 feet of the easterly 260 feet of the North part of Block 15, on the Map of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park, as shown on plat of record in Plat Book 421, page 18, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to R. Garry Chaffin, unmarried, by Deed of Record in Book 11284, page 821, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5209 Nevada Avenue
Nashville, Tennessee 37209

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated herein.

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(s)", their heirs and assigns forever; and "Grantor(s)"

does covenant with the said "Grantee(s)" that he 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(s)" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" has caused his name to be affixed hereto on this 30th day of March, 2000.

R. GARRY CHAFFIN

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 **R. GARRY CHAFFIN,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledges that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 2000.

NOTARY PUBLIC

My Commission Expires: 7-27-2002

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

j:TAIT.WD