2000-37

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Sabrina Y. Sepehr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th **DAY OF** August **2000**

Mark A. Ellmore
Notary Public

MY COMMISSION EXPIRES: 1/25/2003

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200008100079390 Page: 1 OF 2
REC'D FOR REC 08/10/2000 11:47:53AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $129.50

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sabrina Y. Sepehr		119-01-418
(NAME)	(NAME)	
5300 Bellcrest Drive	SAME	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Antioch, TN 37013		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Neil B. Chaffin and wife, Sandra Chaffin

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sabrina Y. Sepehr

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:

Being Lot No. 3 on the easterly one-half of Lot No. 2 on the Plan of Wm. Coleman's Re-subdvision of Lots Nos. 1, 2, 3, 4, 5 and 6 of Thuss' Addition, as of record in Book 547, page 26, Register's Office for Davidson County, Tennessee ("RODC").

Said Lot No. 3 fronts 50 feet on the southerly side of Valeria Street and runs back 163 feet on the easterly line and 157 feet on the westerly line to an alley and shows 34 feet on said alley.

BEING the same property conveyed to Neil B. Chaffin and wife, Sandra Chaffin by deed from The Salvation Army, a Georgia corporation, filed of record in Book 7466, page 152, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 349 Valeria Street, Nashville, Tennessee 37210

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, their hand s this 7th day of August, 2000.

Neil B. Chaffin

Sandra Chaffin

2000-37

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Neil B. Chaffin and Wife, Sandra Chaffin 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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 2000.

My commission expires 1/25/03

Notary Public Mark A. Ellmore, Jr.

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.