Davidson County DEEDWARR
Recvd: 10/27/00 14:47 2pgs
Fees:11.00 Taxes:122.10
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Prepared by:
Samuel F. Anderson
Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $33,000.00

Affiant

Subscribed and sworn to before me, this 20th day of October, 2000.

Notary Public

My commission expires 3/24/01

Address of New Owner:	Send Tax Bills to:	Tax Information
Kerry Marc Chalfin and Steven Bradley Leach 2204 Dunn Avenue Nashville, TN 37204	Same	Map Parcel 105-16 / 266

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, M. Norris Jenkins, Trustee, with power to sell, convey or mortgage without joinder of any beneficiary, hereinafter called the Grantor(s), has bargained and sold, and does hereby transfer and convey unto Kerry Marc Chalfin, a married person, and Steven Bradley Leach, a married person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 16 on the plan of Corinne Place, Resubdivision of Lot No. 157 and 158, as of record in Book 3700, page 43, Register's Office for said County, described as follows:

Beginning on the westerly margin of Dunn Avenue at the corner of Lot Nos. 15 and 16; thence with the line between said two lots, westerly 157.74 feet to the easterly right of way of the Tennessee Central Railroad; thence with the same, northerly 89.93 feet to the southerly margin of an alley; thence with the same, easterly 124.18 feet to the beginning of a curve; thence around said curve having a radius of 20 feet, southeasterly 29.08 feet to the westerly margin of Dunn Avenue; thence with same southerly 54.02 feet to the beginning.

Being the same property conveyed to M. Norris Jenkins, trustee by deed from Paul Crosser, Beverly Watkins, Zetella K. Smith, James L. tucker, William Crosser and Shirley Warner, heirs at law of Margaret R. Crosser, deceased of record in Book 8104 page 868, Register' s Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2001 taxes a lien which are not yet due and payable. 2) Subject to all matters shown on the plan of record in Book 3700, page 43, said Register's Office. 3) Subject to easement for right-of-way for an electric power transmission line across premises with rights of ingress and egress and other rights and privileges as set out in grant of record in Book 1153, page 457, said Register's Office.

This property is improved property known as in 2204 Dunn Avenue, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever.

Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 20th day of October, 2000

M. Norris Jenkins TRUSTEE
M. Norris Jenkins, Trustee

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 M. Norris Jenkins, Trustee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of October, 2000.

Notary Public

My Commission expires: 5.27.01