WARRANTY DEED

Record & Return To:
Southern Title Services, LLC
Three Maryland Farms, STE 150

Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd Day of August, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Elizabeth Chaney	Chase Manhattan Mortgage Corporation	103-6-86
(NAME)	(NAME)	
5548 Kendall Drive	780 Kansas LN Ste B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	MONROE LA 71203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Virginia F. Julian**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Erin Elizabeth Chaney** 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, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Brookside Court Subdivision, of record in Book 1424, page 145, Register's Office for Davidson County, Tennessee, to wich plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Virginia F. Julian by Warranty Deed of record in Book 10333, page 442, Register's Office of Davidson County, Tennessee.

Subject to driveway easement of record in Book 5127, page 466; and subject to all matters shown on the Plan of record in Plat Book 1424, page 145, all of record in the Register's Office for Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 5548 Kendall Drive Nashville TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 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/our hand(s) this 22nd Day of August, 2001.

Davidson County DEEDWARR
Recvd: 09/13/01 10:40 2pgs
Fees:13.00 Taxes:719.65

20010913-0099851

Virginia Julian Degerberg, formerly known as Virginia F. Julian

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Virginia Julian Degerberg, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd Day of August, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/24/05

