THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 110,900.00

Nicole V. Mitchell
Affiant

Subscribed and sworn to before me, this 30th day of May, 2002

Mitchell A. Watts
Notary Public

My Commission Expires: 10-17-05

Davidson County DEEDWARR
Recvd: 05/31/02 13:58 2pgs
Fees:13.00 Taxes:410.33
20020531-0066201

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PHILIP A. STEEN 1617 McEwen Avenue Nashville, Tennessee 37206	SUNTRUST BANK 201 4th Avenue, North/7th Floor Nashville, Tennessee 37219	MAP 83-6 PARCEL 343

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TEN THOUSAND NINE HUNDRED AND NO/100---------- ($ 110,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, JEFFREY T. CHAFIN, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto PHILIP A. STEEN AND NICOLE V. MITCHELL, BOTH UNMARRIED, as Joint Tenants with Right of Survivorship 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 the east 56.0 feet of the west 113.0 feet of the south 150.0 feet of Lot No. 2 on the Map of W.L. Horne's Spout Springs Addition of record in Plat Book 57, page 106, Register's Office for Davidson County, Tennessee, being known as Lot "B" on the unrecorded Subdivision of said Lot No. 2 and described according to a copy of a survey by Z.J. Wilkerson, Surveyor, September 4, 1940, as follows:

SAID part of said lot fronts 56.0 feet on the north side of McEwen Avenue and extends back between parallel lines, parallel to and 57.0 feet east of the easterly margin of Rudolph Street, 150.0 feet to the South line of Lot "D".

BEING the same property conveyed to Jeffrey T. Chafin, a single person, by deed from March Egerton, unmarried, of record in Book 11541, page 623, Register's Office for Davidson County, Tennessee.

This is improved property known as 1617 McEwen Avenue, Nashville, Tennessee 37206

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.

GRANTOR COVENANTs with the said GRANTEEs 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, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of W.L. Horne's Spout Springs Addition of record in Book 57, page 106, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 30th day of May, 2002.

JEFFREY T. CHAFIN

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 JEFFREY T. CHAFIN, UNMARRIED, the bargainor____, 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 this 30th day of May, 2002.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public