This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

PLEASE RETURN ORIGINAL TO:
FIRST TITLE & ESCROW COMPANY, INC.
2000 RICHARD JONES RD. SUITE 110
NASHVILLE, TN 37215

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 230,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

R. Keith Burress

Affiant

Subscribed and sworn to before me this the **21st day of October, 2003**
Notary Public

NOTARY PUBLIC
Commission Expiration:

Davidson County DEEDWARR
Recvd: 10/29/03 14:31 2pgs
Fees:13.00 Taxes:851.00

20031029-0159351

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNE
Frank Chalfont and David E. Green	P.O. Box 1783 Brentwood TN 37024	**2637 Grandview Avenue Nashville, Tenn. 37211**
		PROPERTY ADDRESS: 2637 Grandview Avenue Nashville, Tenn. 37211

[redacted]
119-9-4

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, R. **Keith Burress and wife, Robbye L. Burress** ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **Frank Chalfont as to a fifty percent (50%) undivided interest and David E. Green, as to a fifty percent (50%) undivided interest , as tenants in common** (Collectively "Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 3 ON THE MAP SHOWING SUBDIVISION OF HUGHES RESIDENCE LOT AND A SUBDIVISION OF LOTS NOS. 57, 58, 59, 60, 71, AND 73, INCLUDING ALLEY IN REAR OF SAID LOT IN THE SUBDIVISION OF EDENWOLD PARK AS OF RECORD IN BOOK 421, PAGE 153, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF GRANDVIEW AVENUE, FORMERLY MARSHALL AVENUE AT THE CORNER OF LOTS. NOS. 2 AND 3 AND RUNNING THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, NORTHWARDLY 50 FEET TO THE CORNER OF LOTS NOS. 3 AND 4; THENCE WITH THE DIVIDING LINE BETWEEN LOTS 3 AND 4 IN A SOUTHWESTERLY DIRECTION, 259 FEET AND CONTINUING WITH SAID DIVIDING LINE, WESTWARDLY 126 FEET TO THE EASTERLY MARGIN OF SAID ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY, SOUTHWARDLY 50 FEET TO THE CORNER OF LOTS 2 AND 3; THENCE WITH THE DIVIDING LINE BETWEEN SAID LOTS 2 AND 3 EASTWARDLY 136.9 FEET; THENCE CONTINUING WITH SAID LINE, IN A NORTHEASTERLY DIRECTION 269.2 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO R. KEITH BURRESS AND WIFE, ROBBYE L. BURRESS BY DEED FROM B SQUARE PROPERTIES, LLC DATED MAY 23, 2002 AND RECORDED MAY 24, 2002 IN INSTRUMENT NO. 20020524-0063878, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as 2637 Grandview Avenue, Nashville, Tenn. 37211

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 21st day of October, 2003.

R. Keith Burress (GRANTOR)

Robbye L. Burress (GRANTOR)

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **R. Keith Burress and wife, Robbye L. Burress** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the **21st day of October,**

Notary Public

My Commission Expires: FEB. 27, 2005