WARRANTY DEED

GREGORY D. VADNER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 2003

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramon Brown	Countrywide Home Loans, Inc.	63-2
(NAME)	(NAME)	
1503 Mohawk Trail	7105 Corporate Dr PTX-A-195	54.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Daniel L. Chaffin and wife Joanne E. Chaffin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ramon Brown and wife, Shanita Brown

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:

SCHEDULE "A" - LEGAL DESCRIPTION

Property located at: 1503 Mohawk Trail, Davidson County, Madison, TN 37115
AND:

Land in Davidson County, Tennessee, Being Lot 85 on the Plan of Nawakwa Hills Powwow Addition, Section 3, of record in Book 974, page 25, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Daniel L. Chaffin on 04-29-03, by deed from Citifinacial Mortgage Co., filed for record on 05-06-03, in Instrument No. 200305060060014, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Citifinancial Mortgage Company, Inc., Substitute Trustee's Deed from Mary K. Allissandratos, Substitute Trustee, as of record in Instrument No. # 200303070030692, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry A. Hendrix and wife, Kimberly A. Hendrix on 12-08-88, by deed from W.H. Dorris, unmarried, filed for record on 12-12-88, in Book 7725, page 274, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) subject to all matters appearing on the Plan of record in Plat Book 974, page 25, said Register's Office, including any restrictions ancillary thereto; (2) zoning regulations; (3) taxes that have

CONTINUED

unimproved ( )
This is improved (X) property, known as 1503 Mohawk Trail, Madison, TN 37115
(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 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 my hand this 22nd day of December 2003

Daniel L. Chaffin

Joanne E. Chaffin

Davidson County DEEDWARR
Recvd: 01/07/04 12:46 2pgs
Fees:13.00 Taxes:421.43

20040107-0002641

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 Daniel L. Chaffin and Dorene E. Chaffin

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 at Old Hickory, Tennessee, this 22nd day of December, 2003.

Commission Expires: _____

Notary Public

GREGORY D. VADEN NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN. My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

--Continued-- (3)

been assumed by the Grantees herein.