094-01-0
455.00

WARRANTY DEED

** Total Consideration for this transfer is $77,400.00 **

THIS INDENTURE WITNESSETH, that `Melvin Eugene Haffner and, , Grantor(s) of Davidson County, in the State of Tennessee, CONVEY AND TRANSFER TO Chadwick W. Walls and Donna L. Walls, , Grantee(s), of Davidson County, in the State of Tennessee, for the sum of the consideration above, the receipt of which is hereby acknowledged, the following described real estate in Davidson County, in the State of Tennessee:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Being Lot No. 70 on the Plan of Shelby Village No. Three of record in Book 2083, page 6, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Electric Avenue, at the corner of Lots 69 and 70; thence with the line between said lots, southerly 81.5 feet to a point; thence North 52 degrees 04 minutes East, 166.5 feet to a point in the southerly margin of Electric Avenue, at its intersection with the westerly margin of Irene Street; thence with the margin of said Electric Avenue, as follows: westerly 59.7 feet to a concrete monument, southwesterly 84.2 feet to another concrete monument and continuing southwesterly 33.9 feet to the point of beginning.

Being the same property conveyed to Melvin Eugene Haffner, unmarried, by Warranty Deed from Susan M. Logan and Edwin Logan, dated October 26, 2001 and recorded November 6, 2001, as/in Instrument Number 20011106-0121564.

PROPERTY ADDRESS: (for informational purposes)
1604 Electric Avenue
Nashville, Tennessee 37206

Subject to any and all easements, agreements, restrictions, public rights-of-way and zoning ordinances of record. The address of such real estate is commonly known as 1604 Electric Avenue, Nashville, TN 37206, in Davidson County, Tennessee. Tax bills should be sent to grantee as such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 30th of January, 2004.

Grantor:

Signature: _____
`Melvin Eugene Haffner

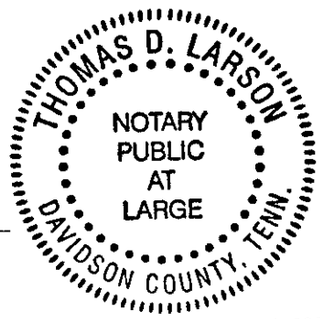
Grantor:

Signature: _____

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State, personally appeared `Melvin Eugene Haffner, who acknowledged the execution of the foregoing Warranty Deed, and who, being duly sworn, stated that any representations therein contained are true.

Davidson County DEEDWARR
Recvd: 02/17/04 15:13 2pgs
Fees:13.00 Taxes:286.38
20040217-0018134



Notary Public

My Commission Expires MAY 29, 2005

My Commission Expires:
County of Residence:

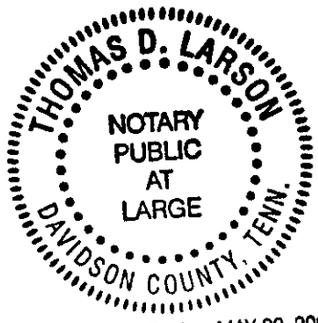
This document was prepared by Thomas D. Larson, 750 Old Hickory Blvd. Suite 286, Brentwood TN 37027
Return Deed To: Archer Land Title, 750 Old Hickory Blvd. Suite 286, Brentwood TN 37027
Send Tax Bills To: Chadwick W. Walls and Donna L. Walls, 1604 Electric Avenue, Nashville, TN 37206,

I (we), hereby swear or affirm that the actual consideration for this transfer or value of the property transfered, whichever is greater, is $77,400.00, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 30th day of January, 2004.

Notary



My Commission Expires MAY 29, 2005