WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/04 12:24 2pgs
Fees:13.00 Taxes:148.00

20040315-0029243

ET-04-4998

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 09-16-07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
Kenneth S. Gross and wife, Rose Marie Gross	Owner	
104 Clifton Court (NAME) ~~3216 Lakeshore Dr~~.	(NAME)	P/O 054-09-0-32.00
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JERRY CHAFFIN, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KENNETH S. GROSS AND WIFE, ROSE MARIE GROSS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being a tract of land in the City of Lakewood, Davidson County, Tennessee, bound on the north and east by Lakeshore Drive, bound on the south by the property of Lee Roy Kemp (D.B. 3769, PG 445), bound on the west by the property of Dorthy Fay Gallaher (D.B. 4417, Pg 28) and more particularly described as follows:

Beginning at an iron rod (old) in the margin of Lakeshore Drive, being the northeasterly corner of the Kemp tract and being the southeasterly corner of the herein described tract;

Thence leaving the margin Lakeshore Drive with the Kemp boundary line S 78 degrees 38' 39" W 272.60 feet to a concrete monument (old), being the southeasterly corner of the Gallaher tract and being the southwesterly corner of the herein described tract;

Thence leaving the Kemp boundary line and following the Gallaher boundary line N 6 degrees 42' 36" E 96.86 feet to an iron rod (new), being the northwesterly corner of the herein described tract;

Thence leaving the Gallaher boundary line and severing the Chaffin tract N 76 degrees 39' 15" E 239.15 feet to an iron rod (new) being in the margin of Lakeshore Drive and being the northeasterly corner of the herein described tract;

Thence with said margin on a curve: length 27.29 feet, radius - 297.20 feet, chord - 27.28 feet and chord bearing - S 22 degrees 06' 19" E to an iron rod (nre) then with said margin S 10 degrees 10' 00" E 73.60 feet to the point of beginning, containing 0.569 acres more or less in accordance with a survey by David Wayne Couch, T.R.L.S. # 1873, dated February 23, 2004.

Being part of the same property conveyed to Jerry Chaffin, married by deed from Richard G. Fuller and wife, Marcella D. Fuller, dated March 23, 2001 as of record in Instrument Number 20010329-0030077, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record, if any.

unimproved (X)
This is improved ( ) property, known as 3216 Lakeshore Dr., Old Hickory, Tennessee 37138
(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/our hand(s) this 12th day of March, 2004.

Jerry Chaffin

Anna R. Chaffin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Jerry Chaffin*, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 12th day of March, 2004.

*and Anna B. Chaffin

My Commission Expires: 04-16-07

Beverly J. Heathly
Notary Public

BEVERLY J. HEATHLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 12th day of March, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW