WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

P-CITY-04-8829

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Hoover	NEW OWNER (NAME)	
8829 McCrory Lane		155-10-0-001.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we A W. CHAFFIN AND WIFE, EDNA L. CHAFFIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRIS HOOVER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennesee, and being Lot No. 6 of Chaffin Subdivision Number 5, of record in Instrument No. 20000331-0032265, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description..

Being a portion of the property conveyed to A. W. Chaffin and wife, Edna L. Chaffin by deed from Roy B. Smith and wife, Baby R. Smith, dated February 7, 1978 and filed of record in Book 5421, page 89, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Restrictions include a minimum building setback of 80 feet and minimum heated living area of 3,500 square feet.

This is unimproved (XX) improved ( ) property, known as 8829 McCrory Lane, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th day of May, 2004.

A W. Chaffin

Edna L. Chaffin

Edna L. Chaffin

Davidson County DEEDWARR
Recvd: 05/19/04 11:18 2pgs
Fees:13.00 Taxes:333.00

20040519-0058812

STATE OF Tennessee

COUNTY OF Davidson

I, a Notary Public of the County and State first above written, do hereby certify that A W. Chaffin and wife, Edna L. Chaffin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day of May, 2004.

Carol A. Clawson

Notary Public

My Commission Expires: 6-6-06

(SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

RETURN TO:

Homeland Title
1896 General George Patton Dr.
Franklin, TN 37067