RETURN TO:
AMERICAN TITLE COMPANY
925 Industrial Drive
Old Hickory, TN 37138

Davidson County DEEDWARR
Recvd: 08/03/04 14:30 2pgs
Fees:13.00 Taxes:443.15
20040803-0092940

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N. NASHVILLE, TN 37201
SP43233

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 **$119,770.00.**

Raphael M. Chandler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **29th DAY OF JULY, 2004.**

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
RAPHEAL M. CHANDLER et ux **303 Paragon Mills Road** **Nashville, TN 37211**	Same as new owner	**133-16-235** **5DU 7753**

FOR AND IN 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, **I, THOMAS G. WALDON, III, A Single Person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAPHEAL M. CHANDLER and wife, FAITH N. CHANDLER**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Indian Mound Subdivision as of record in Book 5800, page 92, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:

1. **2004 Metro Davidson County Taxes.**
2. **Taxes resulting from supplemental, revised, or corrected assessments under Tennessee Code Annotated, Section 67-5-603, et seq.**
3. **Restrictions and easements as contained in Book 5935, page 460, in the Register's Office of Davidson County, Tennessee.**
4. **Restrictions, Easement(s) and Building Setback(s) as shown on Plat recorded in Book 5800, page 92, in the Register's Office of Davidson County, Tennessee.**

Being the same property conveyed to Thomas G. Waldon, III, A Single Person, by Special Warranty Deed from the Secretary of Veterans Affairs, of record in Book 8867, page 59, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This property is improved (X) known as 303 Paragon Mills Road, Nashville, Tennessee 37211

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 29th day of July, 2004.

Thomas G. Waldon III

THOMAS G. WALDON, III

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 THOMAS G. WALDON, III, 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 Nashville, Tennessee, this the 29th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

