WARRANTY DEED

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2005 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF AUGUST, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00371 CHATTES

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ernest Vidales Chaires and Virginia Maria Joan Chaires, Co-Trustees of The Chaires Family Trust	C&G Financial Services, Inc.	MAP:83-12
804 Potter Lane	1425 W. Foothill Blvd., Suite 120	Parcel:121
Nashville, TN 37206	Upland, CA 91786	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROY E HAMMERS AND WIFE, CAROLYN MARIE HAMMERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ERNEST CHAIRES, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 804 Potter Lane, Nashville, TN 37206

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 2nd day of August, 2004.

Roy E Hammers

Carolyn Marie Hammers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, ROY E HAMMERS AND CAROLYN MARIE HAMMERS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 2nd day of August, 2004.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2005 WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/06/04 14:41 2pgs
Fees:13.00 Taxes:555.00

20040806-0095240

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 153, on the Plan of Rosewood Heights, Section V, as shown on plat of record in Plat Book 2331, page 39, in the Register's Office for Davidson County, Tennessee.Said Lot No. 153 fronts 70 feet on the south side of Potter Lane and runs back 160 feet on the east line and 173 feet on the west line to a dead line on which it measures 105.4 feet.

Being the same property conveyed to Roy E Hammers and wife, Carolyn Marie Hammers by Deed dated 8-27-73, of record in Book 4743, Page 801, recorded 09/05/1973, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.