Davidson County DEEDWARR
Recvd: 02/07/05 12:13 3 pgs
Fees:18.00 Taxes:518.00
20050207-0014045

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February 2005

Notary Public

MY COMMISSION EXPIRES: 6-26-07
(AFFIX SEAL)

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald C. Garland (NAME)	AmSouth Bank (NAME)	MAP 155
7816 Old Harding Pike (ADDRESS)	2030 Parkway Office Cr. (ADDRESS)	PARCEL 83
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, R. Scott Chaffin and wife, Melissa P. Chaffin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald C. Garland, an unmarried man

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

Tract I:
A tract of land in the 9th Civil District of Davidson County, Tennessee, being a part of Tract No. 3 of the J. H. Wright Belleview Farm, described according to a survey made by Blanchard and Parrish, Surveyors, September 29, 1938, as follows:

Beginning at a point in the center of Harding Road, said point being approximately one-third of a mile east of the intersection of Highway No. 100 and said Harding Road; thence North 54 deg. 26' West 360.3 feet to an iron pin; thence South 80 deg. 10' West 84.6 feet to a stake; thence South 45 deg. 20' East 397 feet to the center of Harding Road; thence along the center of Harding Road North 48 deg. 43' East 125.15 feet to the point of beginning, containing 0.81 of an acre, more or less.

Tract II:
Land in the Ninth Civil District of Davidson County, Tennessee, beginning at a stake in the center of the Harding Road, Cora McPherson's Northeast corner running thence with said Cora McPherson's line North 54 deg. 26' West 360.3 feet to a stake; thence North 80 deg. 10' East 23 feet to a stake; thence South 54 deg. 26' East 350 feet to a stake in the center of the Harding Road; thence with the center of the road; North 80 deg. 10' East 16 1/2 feet to the

CONTINUED

This is improved (X) property, known as 7816 Old Harding Pike, Nashville, TN 37221 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 2nd day of February, 2005

R. Scott Chaffin

Melissa P. Chaffin
Melissa P. Chaffin

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 R. Scott Chaffin and Melissa P. Chaffin

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 Nashville Tennessee, this 2nd day of February 2009

Commission expires 1/24/09

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

beginning, containing 22.52 square rods, more or less.

Being the same property conveyed to R. Scott Chaffin by deed from Archie Castleman, Edwin Castleman, Co-Executors and Mary Williams, Executrix for the Estate of Cora McPherson, deceased of record in Book 7649, page 660, Register's Office for Davidson County, TN.

Melissa P. Chaffin joins in this conveyance to convey any interest she may have as the wife of R. Scott Chaffin.

Subject to right of way for Harding Road.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.