WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/05 14:08 2 pgs
Fees:13.00 Taxes:4580.60

20050624-0073009

FILE BOX 19B
05-06-009-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,238,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of June, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
NEAL CLAYTON, TRUSTEE (NAME)	"NEW OWNERS" (NAME)	144-13-0
4334 Chickering Lane (ADDRESS)	(ADDRESS)	19.00
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JOHN ELIOT HASSENFELD, AND WIFE HEIDI R. HASSENFELD**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NEAL CLAYTON, TRUSTEE WITH FULL POWER TO SELL, MORTGAGE, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I
LAND in Davidson County, Tennessee being Lot No. 20 on the Plan of Chickering Estates, Section I, of record in Book 2663, Pages 86 and 87, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot 20 fronts 283 feet on the easterly margin of Chickering Land and extends back 402.2 feet on the northerly line and 256 feet on the southerly line to a broken line in the rear measuring 349.7 feet thereon.

TRACT II
LAND lying in the 34th Councilmanic District of Davidson County, Tennessee, being part of property conveyed to Ralph Owen, Jr., as of record in Book 3935, Page 804, Register's Office for said County, and more particularly described as follows:

COMMENCING at an iron pin in the easterly margin of Chickering Lane, being the common westerly corner of Lots Nos. 20 and 21 on the Plan of Chickering Estates, Section I, as of record in Book 2663, Pages 86 and 87, said Register's Office; thence with the common line of Lot Nos. 20 and 21 in a southerly direction 256.0 feet, more or less, to an iron pin, the common easterly corner of Lots Nos. 20 and 21, the northwesterly corner of the Ralph Owen Jr. Property, and the beginning point of the herein described tract of land; thence continuing inthe same and southeasterly direction with the extension of the comon line between Lots Nos. 20 and 21, 271.9 feet, more or less, to a point in the westerly line of the J.B. Arlt, Jr., and wife, property; as of record in Book 4373, Page 407, Register's Office for said County; thence with the westerly line of the J.B. Arlt, Jr. property, North 11 degrees 52 minutes West 199.1 feet, more or less, to an iron pin in the westerly line of a tract of land as of record in Book 4514, Page 299, Register's Office for said County; and the southeast corner of Lot No. 20; thence with the southerly line of Lot No. 20, South 58 degrees 17 minutes West 256.4 feet, more or less, (264.7 feet by plat and by survey of John Kohl dated August 31, 1979) to the point of beginning, containing 0.57 acres, more or less.

BEING the same property conveyed to JOHN ELIOT HASSENFELD AND WIFE, HEIDI R. HASSENFELD, September 28, 1989 by deed from METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION in Book 7949, Page 332, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Chickering Estates, of record in Book 22810, Page 5, amended in Book 3096, Page 210, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 4334 Chickering Lane, Nashville, TN, 37215.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, our hand, this 17th day of June, 2005.

"SELLERS"

JOHN ELIOT HASSENFELD

HEIDI R. HASSENFELD

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 (*) 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.

(*)JOHN ELIOT HASSENFELD AND WIFE, HEIDI R. HASSENFELD

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of June, 2005.

My Commission Expires: 03/31/07

Notary Public