Davidson County DEEDWARR
Recvd: 07/18/05 13:54 2 pg
Fees:13.00 Taxes:481.00

20050718-0083190

DEED

THIS DEED OF CONVEYANCE made and entered into on this July 15, 2005, by and between **ERIC B. CHANCELLOR, unmarried,** hereinafter known and referred to as **GRANTOR**, and **ERIK SCHAFFER, whose tax mailing address is** 501 Bellmore PL A, Nashville TN 37209, hereinafter known and referred to as **GRANTEE;**

WITNESSETH:

For and in consideration of the sum of **$1.00**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents alien, and convey, unto the Grantee, in fee simple, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Revised Bellmore Place, a Planned Unit Development, of record in Plat Book 6200, Page 808. Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property as conveyed to Eric B. Chancellor by Deed recorded 06/07/02 as Instrument No. 200206070069.72S

Parcel/Tax I.D. #: 103-02-0-B 019.00 CO

Commonly known as: 501 Bellmore Place, Nashville, TN 37209-9999

TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantee, in fee simple, his or her heirs and assigns forever, with general warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection. Grantors hereby release all curtsey and homestead interest to the property herein conveyed.

IN TESTIMONY WHEREOF, witness the hands of the Grantor herein, all on this the day and year first above written.

ERIC B. CHANCELLOR
GRANTOR

STATE OF TENNESSEE)
)
Williamson COUNTY)

The undersigned, a Notary, does certify that on this 7-15-, 2005, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **ERIC B. CHANCELLOR.**

ROBERT C. MURPHY
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TENN.
My Commission Expires APR. 9, 2009

Notary Public

My Commission Expires: 4-9-09

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of $130,000.00, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

ERIC B. CHANCELLOR
GRANTOR

STATE OF TENNESSEE)
Williamson COUNTY)

The undersigned, a Notary Public, does certify that on this 7-15-, 2005, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **ERIC B. CHANCELLOR.**

ROBERT C. MURPHY
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TENN.
My Commission Expires APR. 9, 2009

Notary Public

My Commission Expires: 4-9-09

Grantees' Address and Address All Tax Bills Are to Be Sent To:
ERIK SCHAFFER

PREPARER:

CLIFFORD A. BRANHAM, ESQ.
2039 REGENCY RD. #6
LEXINGTON, KY 40503