WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/05 08:08 2 pgs
Fees:13.00 Taxes:426.24
20051230-0156482

LARRY D. NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2005..

Notary Public

MY COMMISSION EXPIRES: 2-10-08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Braden	GENESIS FINANCIAL GROUP	MAP 26-7 PAR 98
(NAME)	(NAME)	
116 CORBRIDGE COURT	5042 THOUGHBRED LANE	
(ADDRESS)	(ADDRESS)	
GOODLETSVILLE, TN 37072	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(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, **LARRY CHANDLER, AS BENEFICIARY UNDER THE TERMS OF THE LAST WILL AND TESTAMENT OF EVA CHANDLER, DECEASED, AND AS ASSIGNEE OF THE BENEFICIARIES, BARBARA SWANN, BETTY SWANN, AND JAMES D. SWANN, AND LARRY CHANDLER AND WIFE, ELEANOR CHANDLER, CO-TRUSTEES OF THE TESTAMENTARY TRUST FOR GLEN CHANDLER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES BRADEN AND TERESE BRASILE, BOTH UNMARRIED**, 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:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Windsor Green, Phase I, Section 3, as shown on the Plat of record in Book 6200, page 366, as amended in Book 6250, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Eva C. Chandler by deed of record in Book 9386, page 990, Register's Office for Davidson County, Tennessee.. The said Eva Chandler having since died on June 9, 2005, unmarried, leaving a Last Will and Testament dated April 1, 2002. Eva C. Chandler was one and the same person as Eva Chandler and Eva Catherine Chandler. Said Last Will having been probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 05P-1169 and is an Image Instrument No. 5874/1991357. The Last Will of the decedent named Barbara Swann, Betty Swann, and James D. Swann to each receive a Five (5%) Percent interest in the decedent's residuary estate. Said beneficiaries receiving Fifteen (15%) Percent total interest have filed receipts and acknowledgments with the Court receiving their due interest in and to the residuary estate in the form of cash claiming no interest in the real property, all in favor of the said Larry Chandler who now receives Sixty Five (65%) Percent of the residuary estate and Thirty Five (35%) Percent held by the Co-Trustees for the testamentary trust for benefit of Glen Chandler created and set forth in said Last Will duly probated.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 116 Corbridge Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 19th day of December, 2005

LARRY CHANDLER

LARRY CHANDLER, CO-TRUSTEE

ELEANOR CHANDLER, CO-TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, LARRY CHANDLER, CO-TRUSTEE AND ELEANOR CHANDLER, CO-TRUSTEE OF THE TESTAMENTARY TRUST FOR GLEN CHANDLER, the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this 19th day of December, 2005.

Commission expires:

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2...

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, LARRY CHANDLER, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of December, 2005.

Commission expires:

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

My Commission Expires FEB. ...