This Instrument Prepared By:
**Rebecca T. Garland**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

**ADDRESS NEW OWNER:**
Stephen Chaisson
5516 Mapleson Drive
Nashville, TN 37211

**SEND TAX BILL TO:**
Owner

**MORTGAGEE:**

**None**

MAP **119-10**
GROUP
PARCEL **177**

Davidson County DEEDWARR
Recvd: 02/28/06 09:37 2 pgs
Fees:13.00 Taxes:221.63
20060228-0022777

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kelton D. Herston, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Stephen Chaisson, unmarried**, hereinafter called the "GRANTEE", his 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. 4 on the Plan of Hidden Acres Subdivision, as of record in t Book 1130, page 89, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 4 fronts 75 feet on the east side of Hartford Drive and runs back between lines, 150 feet on the north line, 151 feet on the south line to a dead line on which it measures 97 feet.

Being the same property conveyed to Kelton D. Herston, unmarried by deed from C. W. Rawdon and wife, Elodean Inez Rawdon of record in Book 4246, page 602, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **2820 Hartford Drive, Nashville, Tennessee 37210.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the 9th day of **February, 2006.**

Kelton D. Herston

**Kelton D. Herston**

STATE OF FLORIDA
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kelton D. Herston, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of February, 2006.

NOTARY PUBLIC

MICHAEL MACIAS
Notary Public - State of Florida
My Commission Expires Jun 29, 2009
Commission # DD 446026

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $59,900.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of February, 2006.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009