After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

06IN0824

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 1st day of March, 2006, by and between LILLIE BELL HERRING, UNMARRIED, and JIMMY D. GREER, SR., MARRIED, hereinafter called Grantors, and EUGENE STAN CHATMAN, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, LILLIE BELL HERRING, UNMARRIED, and JIMMY D. GREER, SR., MARRIED, as Grantors, do hereby bargain, sell, transfer and convey unto EUGENE STAN CHATMAN, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2002 SCOTT AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

Delores Greer, wife of JIMMY D. GREER, SR., the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of the Grantors on the day and year first above written.

Lillie Bell Herring
LILLIE BELL HERRING
Signature of Seller

Jimmy D. Greer Sr.
JIMMY D. GREER, SR.
Signature of Seller

Delores B. Greer
DELORES GREER
Signature of Seller Spouse

Davidson County DEEDWARR
Recvd: 03/03/06 10:40 3 pg:
Fees:18.00 Taxes:270.10
20060303-0024864

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jimmy D. Greer, Sr., joined by his wife, Delores Greer**, the within named bargainors, 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, at Madison, Tennessee, this 1ST day of March, 2006.

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lillie Bell Herring**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 1st day of March, 2006.

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:
EUGENE STAN CHATMAN
2002 SCOTT AVENUE
NASHVILLE, TN 37216

Person Responsible for Taxes:
DUWV

Property Address: 2002 SCOTT AVENUE, NASHVILLE, TN 37216

Map & Parcel #: MAP 72-14, PARCEL 333

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $73,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, a Notary Public, this 1st day of March, 2006.

NOTARY PUBLIC

ERINN R. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

My commission expires: _____

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 5 of Belle Forest No. 2, as of record in Book 843, Page 94, Register's Office for said County. Said Lot No. 5 fronts 65 feet on the westerly side of Scott Avenue and extends back between parallel lines 150 feet to a dead line in the rear, measuring 65 feet thereon.

Being a portion of the same property conveyed to Moses Herring and wife, Lillie K. Herring, by Warranty Deed from Evergreen Butler, a widow, and Clenon L. Butler, Jr., unmarried, of record in Book 4720, Page 213, Register's Office for DAVIDSON County, Tennessee. The said Moses Herring having since died on 5/29/01 and property vested by operation of law into his surviving spouse, Lillie K. Herring. Lillie K. Herring a/k/a Lillie Bell Herring subsequently conveyed all of her right, title and interest in and to said property through John R. Reynolds, Trustee, to Lillie Bell Herring and Jimmy D. Greer, Sr., as joint tenants with the right of survivorship by Quitclaim Deed of record in Instrument Number 20041013-0123577, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 72-14, PARCEL 333).
2. All matters as set forth on the Plan of Bell Forest No. 2, of record in Plat Book 843, page 94, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4104, page 421, Register's Office for DAVIDSON County, Tennessee.