Davidson County DEEDWARR
Recvd: 03/10/06 08:17 3 pgs
Fees:18.00 Taxes:37.00

20060310-0027834

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00.

Axson E. West
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th DAY OF March, 2006.

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 7-29-06

My Commission Expires JULY 29, 2006

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney & Counsellor at Law, 344 Fourth Avenue North, Nashville, Tenn. 37219

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Axson E. West	Same	104-10-29 (PART)
(NAME)	(NAME)	
3508 Byron Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of TEN AND N0/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged,

IRA A. CHILTON and wife, NANCY E. CHILTON,

(herein called "Grantors"), have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto

AXSON E. WEST and wife, ANN T. WEST,

(herein called "Grantees"), the real property situated in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT 'A'

To have and to hold the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantees, their heirs and assigns forever. The Grantors covenant that they are seized and possessed of the above described property, and have the right to convey it, and Grantors does hereby bind themselves, their heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto the Grantees, their heirs and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantors, but not otherwise.

FURTHERMORE, for and in consideration of the premises, the Grantees do hereby grant and convey unto the Grantors, their heirs and assigns, a perpetual easement for the use and enjoyment of the above described land, such easement to include, but not be lmited to, driveway expansion, screened garbage receptacles, general landscaping, and similar uses; *provided, however,* that no use of the easement shall interfere in any way with the Grantees' residence, or with the existing stone wall. The easement granted hereby is for the use and benefit of Grantors' adjoining land, and shall run with the land.

In Witness Whereof, the Grantors and Grantees have caused this instrument to be executed this 8th day of March, 2006.

GRANTORS:

Ira A. Chilton

Nancy E. Chilton

GRANTEES:

Axson E West

~~Nancy E Chilton~~

Ann T West

ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named IRA A. CHILTON AND WIFE, NANCY E. CHILTON, the bargainors, with whom I am personally acquainted (or proved to me in 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 at office this 8th day of March, 2006.

My Commission expires:
7-29-06

Jo Ann Smith
Notary Public

JO ANN SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named AXSON E. WEST AND WIFE, ANN T. WEST, the bargainors, with whom I am personally acquainted (or proved to me in 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 at office this 8th day of March, 2006.

My Commission expires:
7-29-06

Jo Ann Smith
Notary Public

JO ANN SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land lying in Nashville, Davidson County, Tennessee, also being part of Lot 1 of the West-Chilton Property, as of record as Instrument No. 20051209-0148530, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the Northerly right-of-way line of Bryon Avenue, at a corner common with Lot 2 of the said West-Chilton Property, also being part of the same property conveyed to Ira Chilton, et ux, as of record in Deed Book 7863, page 65, at the Register's Office for Davidson County, Tennessee;

Thence with the Northerly right-of-way line of Bryon Avenue, South 63 deg. 00 min. 00 sec. West, 5.00 feet to a point;

Thence leaving the Northerly right-of-way line to Bryon Avenue, with a line through said Lot 1 of the West-Chilton Property, North 27 deg. 44 min. 31 sec. West, 186.80 feet to a point in the Southerly right-of-way line of Interstate 440;

Thence with Southerly right-of-way line to Interstate 440 North 63 deg. 00 min. 00 sec. East, 5.00 feet to an iron rod set, at a corner common with Lot 2;

Thence with the westerly property line of said Lot 2, South 27 deg. 44 min. 31 sec. East, 186.80 feet to the point of beginning. Containing 934 square feet or 0.021 acres more or less.

Being part of the same property conveyed to IRA A. CHILTON AND WIFE, NANCY E. CHILTON, by deed from ANNE S. SHOCKLEY, UNMARRIED, of record in Book 7863, page 65, dated June 12, 1989, said Register's Office.