WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/06 15:47 2 pgs
Fees:13.00 Taxes:777.00

20060331-0036958

State of Tennessee
County of Davidson

File in Box 14-A
File No.: 19562-1

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00**.

Blake A. Chaffin 03-29-06
Affiant

Subscribed and sworn to before me, this the 29th day of March, 2006.

Notary Public

My commission expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Blake A. Chaffin	**America's Wholesale Lender**	**147-05-086**
329 Wauford Drive	**P.O. Box 660694**	
Nashville, TN 37211	**Dallas, TX 75266-0694**	

FOR AND IN 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, I,

Nellie A. Boyce, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Blake A. Chaffin, 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. 86 on the Revised Plan of Caldwell Hall, Section One, as of record in Book 2900, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Nellie B. Couch, unmarried, by Deed from Charles M. Daniel and wife, Cheryl A. Daniel, dated December 6th, 1991, of record in Book 8503, Page 873, Register's Office for Davidson County, Tennessee. The said Nellie B. Couch having since married and then known as Nellie B. Henderson. And further conveyed to Nellie B. Henderson, by Quitclaim Deed from Milton E. Henderson, dated March 15, 2001, of record in Instrument No. 20010321-0027383, Register's Office for Davidson County, Tennessee. The parties having since been divorced. The said Nellie B. Couch, Nellie B. Henderson and Nellie A. Boyce are all one and the same person.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) unimproved (____) property, known as: **329 Wauford Drive, Nashville, TN 37211**

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 my hand this **29th** day of **March, 2006.**

Nellie A. Boyce

Nellie A. Boyce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nellie A. Boyce,** the bargainor, 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 and official seal at Nashville, Tennessee, this **29th** day of **March, 2006.**

Notary Public



My Commission Expires: 3/22/09