WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/06 14:07 3 pgs
Fees:18.00 Taxes:518.00

20060411-0041757

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF March 2006.

Notary Public

MY COMMISSION EXPIRES: 3/27/08
(AFFIX SEAL)

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil Chaffin	AMSOUTH BANK	MAP 72-5
(NAME)	(NAME)	
2173 Granny White Lane	2050 Parkway Office Circle	PARCEL 126 & 127
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35244	
(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, Frank A. Harden and wife, Dianne Harden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neil Chaffin and wife, Sandra Chaffin

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:

MAP 72-5, PARCEL 126:

LAND located in the 8th Councilmanic District of Davidson County, Tennessee, on the Southerly margin of East Trinity Lane and described according to a **Mortgage Loan Inspection** dated 3/17/06 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN R.L.S. No. 1838) as follows:

Beginning at a point in the Southerly margin of East Trinity Lane, the Northeast corner of M. and M. Properties (Instrument #20040729-0091089 R.O.D.C., TN.) and the Northwest corner of the herein described tract; thence with the margin of said road in a Easterly direction 102 feet to a point in the Westerly line of Carson W. Beck (Instrument #20040719-0085771 R.O.D.C., TN, Lot No. 39, E. T. Brown's Subdivision of record in Book 332, Page 69, R.O.D.C., TN.) and the Northeast corner of the herein described tract: thence leaving said road South 300 feet to a point 73' North of the rear line of Lot No. 39, said point being the Southeast corner of the herein described tract; thence Westerly 102' to a point in the Easterly line of M and M Properties (Instrument #20040729-0091089 R.O.D.C., TN., Lot No. 41, E. T. Brown's Subdivision, Book 332, Page 69, R.O.D.C., TN.) said point located 43' North of the rear line of Lot No. 41, thence North 300' to the point of beginning.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1016 East Trinity Lane, Nashville, TN 37216
(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 hand s this 28th day of March, 2006

Frank A. Harden

Dianne Harden

LEGAL DESCRIPTION CONTINUATION

MAP 72-5, PARCEL 127:

Land located in the 8th Councilmanic district of Davidson County, Tennessee 300' South of the Southerly margin of East Trinity Lane and described according to a Mortgage Loan Inspection dated 3/17/06 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN R.L.S. No. 1838) described as follows:

Beginning at a point 343' South from the Southerly margin of East Trinity Lane in the rear line of Lot No. 41, (E.T. Brown's Subdivision, Book 332, Page 69, R.O.D.C., TN.) the Southeast corner of M and M Properties (Instrument #20040729-00910890, R.O.D.C., TN.) and the Southwest corner of the herein described tract; thence North with the Easterly line of M and M Properties 43' to a point, the Northwest corner of the herein described tract; thence Easterly 102' to a point in the Westerly line of Carson W. Beck (Instrument #20040719-0085771, R.O.D.C., TN., Lot No. 39, E.T. Brown's Subdivision, Book 332, Page 69, R.O.D.C., TN.) and the Northeast corner of the herein described tract; thence South 73' to a point in the rear line of Lot No. 39, the Southwest corner of Beck and the Southeast corner of the herein described tract, said point being in the Northerly line of Mark C. Mainord (Instrument #20050128-0010491, R.O.D.C., TN., Lot No. 45, Burchwood Place Extended (Book 161, Page 101, R.O.D.C., TN.); thence with the Northerly line of Mainord and John R. Hester (Book 9864, Page 712, R.O.D.C., TN., Lot No. 46 and Lot No. 47, Burchwood Place Extended) West 105' to the point of beginning.

Being the same property conveyed to Frank A. Harden and wife, Dianna Harden by Warranty Deed dated June 15, 1994, from Carl E. Cunningham and wife, Kathleen H. Cunningham, of record in Book 9381, Page 97 and re-recorded in Book 9417, Page 414, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Taxes for the year 2006, and subsequent years, Easements and Restrictive Covenants of record.

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 Frank A. Harden and wife, Dianne Harden

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 28th day of March 2006.

Commission expires 9/22/07

DANIEL WISCHMEYER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public