Davidson County DEEDWARR
Recvd: 05/08/06 11:26 2 pgs
Fees:13.00 Taxes:629.00

20060508-0053266

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2006

NOTARY PUBLIC

My Commission expires: 11-25-06

BRANDY K. PIRKLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
BRIAN D. MARTIN and MADISON L. MARTIN	AmSouth Bank	Map:42-7-049 Parcel:
(NAME) 106 MORNINGVIEW COURT	(NAME) 2050 ParkWay Office Circle	Map: Parcel:
(ADDRESS) MADISON, TN 37115	(ADDRESS) Birmingham AL 35244	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 06040332

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ROBERT E. CHANCE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BRIAN D. MARTIN and wife, MADISON L. MARTIN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Map of Section Two, Morning View Subdivision, as of record in Book 2133, page 99, Register's Office for said County, as follows:

Beginning at a point on the northerly margin of the terminus of Morning View Court, at the common corner of Lots 31 and 32; thence with the line between said lots, northwesterly 234 feet to a point; thence northeasterly 60 feet to a corner of Lot 37; thence with the line between Lots 32 and 37 eastwardly 203.37 feet to a corner of Lot 36; thence with the line between Lot 32 and Lots 36 and 35, southeastwardly 249.94 feet to the corner of Lot 33; thence with the line between Lots 32 and 33, southwestwardly 139.9 feet to the margin of Morning View court; thence with the margin of the same, northwestwardly along a curve, 64.93 feet to the beginning.

Being the same property conveyed to FLOYD TAYLOR CHANCE, by deed from KENNETH R. MEGUIAR AND WIFE, MAXINE MEGUIAR, of record in Book 2907, page 473, and by deed from HELLON JANE CHANCE, of record in Book 4560, page 521, both as of record in the Register's Office for Davidson County, Tennessee. The said Floyd Taylor Chance having since died with his interest having been devised to his son, Robert E. Chance by his Will of record as No. 5953/2030275, in the Probate Clerk's Office for Davidson County, Tennessee.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS

This is improved property known as 106 MORNINGVIEW COURT, MADISON, Tennessee 37115

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 3rd day of May, 2006

ROBERT E. CHANCE

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 ROBERT E. CHANCE the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 3rd day of May, 2006

NOTARY PUBLIC

My Commission expires: 11-25-06

BRANDY K. PIRK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006