THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 07/07/06 14:28 2 pgs
Fees:13.00 Taxes:111.00
20060707-0081939

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Eugene S Chatman 1728 Nubell Street Nashville, TN 37208	same	081020088.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ernest E Smith and wife, Ellen M Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eugene S Chatman, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot 78 on The Plan of Buena Vista Heights Addition to North Nashville, as of record in Book 161 Page 19, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ernest E Smith and wife, Ellen M Smith from Palmer Milton Ransom, Sr. and Palmer Milton Ransom, Jr. by deed dated 07/12/79 of record in Book 5466 Page 76, said Register's Office

The said Ernest E Smith is now deceased as of 04/17/06.

This is improved property known as: 1728 Nubell Street; Nashville, TN 37208

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and the GRANTORS does covenant with the said GRANTEE that the GRANTORS is 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 ourself, our heirs and representatives, to warrant and forever defend the title of the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 16th day of June, 2006.

Ellen M Smith by POA
Ellen M Smith
Cheryl O'Leone

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl Osborne with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument on behalf of Ellen M. Smith as his/her Attorney in Fact, as the free act and deed of the within named Ellen M. Smith.

Witness my hand and seal, this 16th day of June, 2006.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 02/10/10

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Affiant

Subscribed and sworn to before me this 16th day of June, 2006.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 02/10/10

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY