State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

Affiant

Subscribed and sworn before me, this 24th day of August, 2006.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

Davidson County DEEDWARR
Recvd: 08/28/06 08:18 2 pgs
Fees:13.00 Taxes:1109.63
20060828-0105544

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jonathan D. Sanders- Byrd Shirley R. Sanders and Rudy Trammell 1517 Neelys Bend Road Madison, TN 37115	New Owner	63-5-4

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Scott A. Chevalier and wife, Valerie L. Chevalier**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jonathan D. Sanders- Byrd, unmarried, Shirley R. Sanders, unmarried and Rudy Trammell, unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 4 on the Plan of Dillard Acres of record in Plat Book 6200, Page 578, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

THE plan of record in Book 6200, Page 578, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 5 foot easement for public utility and drainage along the side lines and 10 feet along the rear line(s) of said lot and a 20 foot joint access easement located on the Northwesterly street line of said lot.

BEING the same property conveyed to Scott A. Chevalier and Valerie L. Chevalier, husband and wife and Richard V. Tromblee and Janice J. Tromblee, husband and wife by Warranty Deed from James L. Pleasants and Jane R. Pleasants, husband and wife, dated August 23, 1996, recorded September 9, 1996, of record in Book 10182, Page 839, Register's Office for Davidson County, Tennessee, having since been conveyed to Scott A. Chevalier and wife, Valerie L. Chevalier by Quitclaim Deed from Richard V. Tromblee and and wife, Janice J. Tromblee, dated November 6, 1998, recorded December 8, 1998. of record in Book 11242, Page 657, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2006 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 6200, Page 578, Register's Office for Davidson County, Tennessee.

Electric and Plumbing Permit for detached structure set forth in the instrument recorded in Book 11125, Page 369, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7535, Page 868, Register's Office for Davidson County, Tennessee.

2006 Davidson County taxes $2,996.67 not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1517 Neelys Bend Road, Madison, TN 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 24th day of August, 2006.

Scott A. Chevalier **Valerie L. Chevalier**

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 **Scott A. Chevalier and Valerie L. Chevalier**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of August, 2006.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075