Return to: First Title and Escrow Company, Inc.
File Number 25828 Box 9B

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238-1620

Davidson County DEEDWARR
Recvd: 09/14/06 14:35 2 pg
Fees:13.00 Taxes:1905.50
20060914-0114239

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Jay Nelson Chamness 5211 Granny White Pike Nashville, TN 37215	SunTrust Mortgage, Inc. Post Office Box 79041 Baltimore, Maryland 21279-0041	**Map** 145-10 **Parcel No.** 44.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas J. Gaffney, Jr. and wife, Pamela E. Gaffney,** (herein referred to as "Grantor") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **Jay Nelson Chamness and wife, Cynthia Kay Chamness** (herein referred to as "Grantee"), their heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Myatt Property Subdivision of record in Plat Instrument #20000114-0005008, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas J. Gaffney, Jr. and wife, Pamela E. Gaffney by Warranty Deed from Linda J. Pewitt and husband, James B. Pewitt of record as Instrument No. 20050913-0109768, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2006 real estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 11th day of September, 2006.

GRANTOR:

Thomas J. Gaffney, Jr.

Pamela E. Gaffney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $515,000.00.

AFFIANT

Subscribed and sworn to before me, 11th day of September, 2006.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Thomas J. Gaffney, Jr., 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, this the 11th day of September, 2006.

Notary Public

My Commission Expir
3-21-09

(SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Pamela E. Gaffney, 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, this the 11th day of September, 2006.

Notary Public

My Commission Expir
3-21-09

(SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN