FILE BOX 45

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Walter M Chatman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2006.

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Hunley Homes, Inc.	New Owner	Map 071
P.O. Box 293278		Group 11-0
Nashville, TN 37229		Parcel 228.00

FOR AND IN 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

Walter M. Chatman and wife, Mary E. Chatman

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

Hunley Homes, Inc.

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:

LAND in Davidson County, Tennessee, being Lot Nos. 196 and 197 on the Plat of Highland Land Co's Subdivision, of record in Plat Book 421, Page 14, Register's Office for said County, to which plan reference is hereby given for a more complete description.

Being the same property conveyed to Walter M. Chatman by Quitclaim Deed from Mary E. Chatman of record in Instrument 20060508-0053049, said Register's Office. See also deed of record in Book 7700, Page 34, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 421, Page 14, said Register's Office.

The said Mary E. Chatman joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1430 Pennock Avenue, Nashville, TN 37207

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 my hand this 13th day of October, 2006.

Walter M Chatman
Walter M. Chatman

Mary E Chatman
MARY E. CHATMAN

Davidson County DEEDWARR
Recvd: 10/18/06 10:46 2 pgs
Fees:13.00 Taxes:177.60

20061018-0129269

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 Walter M. Chatman and wife, Mary E. Chatman, 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 Nashville, Tennessee, this 13th day of October, 2006.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.