Return to: FIrst TItle and Escrow Company, Inc.
File Number 25963 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/25/06 13:22 3 pgs
Fees:18.00 Taxes:439.56
20061025-0132381

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 2006

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 22, 2007
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarid W. Chase (NAME)	S/ NEW OWNER (NAME)	MAP 73-9
2412 Cooper Lane (ADDRESS)	(ADDRESS)	PARCEL 70
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Mark E. Jones, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jarid W. Chase and wife, Melanie L. Chase

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 Davison County, Tennessee, being Lot No. 75 on the Plan of Gibson Heights, as of record in Book 1835, page 133, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southwesterly margin of McGinnis Drive at the corner of Lot Nos. 75 and 76; thence with the line between said two lots southwestwardly 181.1 feet to the corner of Lot Nos. 74 and 75; thence with the line between said two lots northwestwardly 142.41 feet to the southeasterly margin of Cooper Lane; thence with said Lane northeastwardly 111.04 feet to the beginning of a curve; thence around said curve with a radius of 20 feet northeastwardly 27.21 feet to the southwesterly margin of McGinnis Drive; thence with said Drive southeastwardly 72 feet to the beginning.

Being the same property conveyed to Mark E. Jones by deed from Victor R. Fregoe and wife, Sandi B. Fregoe of record in Book 10272, page 684, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 2087, page 453, said Register's Office.

This conveyance is subject to any and all existing easements of record and to

CONTINUED

unimproved ( )
This is improved (X) property, known as 2412 Cooper Lane, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 18th day of October, 2006

Mark E. Jones

Mark E. Jones

LEGAL DESCRIPTION CONTINUATION

all matters shown on the plan of record in Book 1835, page 133, said Register's Office.

The legal description is the same as the previous deed of record.

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 Mark E. Jones

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of October 2006.

Commission expires 1/24/09

SAMUEL F ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public