This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 11/17/06 10:47 3 pg
Fees:18.00 Taxes:227.55

20061117-0143014

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **SHERLING FAMILY LIMITED PARTNERSHIP**, hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **STEVE CHAISSON** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

BEING A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 35 OF THE JANE WATKINS TRACT OF LAND RECORDED IN PLAN BOOK 2, PAGE 108, CHANCERY COURT AT NASHVILLE, TENNESSEE, AS SHOWN ON TAX MAP 105-16, PARCEL 252, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST RIGHT OF WAY OF WHITNEY AVENUE AND THE INTERSECTION OF THE NORTH RIGHT OF WAY OF VIVELLE AVENUE; THENCE ALONG THE NORTH RIGHT OF WAY OF VIVELLE AVENUE, N-03 DEGREES-16 FEET-18-INCHES E., 200.00 FEET TO A IRON PIN, SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE SAID LOT 35 AND THE POINT OF BEGINNING; THENCE N-03 DEGREES-16 FEET-18 INCHES E., 256.76 FEET ALONG THE WEST LINE OF LOT #35 TO A SET IRON PIN AT THE NORTH WEST CORNER OF LOT 35; THENCE ALONG THE NORTH LINE OF LOT 35, N 80 DEGREES-01 FOOT-52 INCHES E., 35.96 FEET; THENCE S. 03 DEGREES-16 FEET-18 INCHES- W., 115.00 FEET; THENCE S 86 DEGREES-43 FEET-42 INCHES E., 15.00 FEET;THENCE S 03 DGREES-16 FEET-18 INCHES E, 150.00 FEET TO THE NORTH RIGHT OF WAY OF VIVELLE AVENUE; THENCE N 86 DEGREES-43 FEET-42 INCHES W, 50.00 FEET ALONG THE SAID RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 0.26 ACRES OR 11380.83 SQUARE FEET, MORE OR LESS.

THIS BEING THE SAME PROPERTY CONVEYED TO SHERLING LIMITED PARTNERSHIP BY DEED FROM VIRGINIA B. SHERLING RECORDED IN ISNT. NO. 20041221-0141256, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY FURTHER CONVEYED TO SHERLING FAMILY LIMITED PARTNERSHIP BY QUITCLAIM DEED OF SHERLING LIMITED PARTNERSHIP BEING RECORDED IN INST. NO. 20061106-0137830 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 105-16-252

This property is known as: **333 VIVELLE AVENUE, NASHVILLE, TN 37210**

Subject to all matters shown on the Plat of record in Book 2, Page 108, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 14th day of November 2006.

SHERLING FAMILY LIMITED PARTNERSHIP

Cheryl S. Magli

By: CHERYL S. MAGLI, GEN. PARTNER

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cheryl S. Magli with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be General Partner of SHERLING FAMILY LIMITED PARTNERSHIP the within named Bargainor, and that she as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by herself as such Partner.

WITNESS my hand and official seal this 14th day of November, 2006.

JOEY SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires NOV. 29, 2006

Grantor(s) Name, Address, phone:
SHERLING FAMILY LIMITED
PARTNERSHIP
155 LAKE PARK DRIVE
NASHVILLE,, TN 37211

Grantee(s) Name, Address, phone:
STEVE CHAISSON
741 FOX RIDGE DRIVE
BRENTOOD, TN 37027

SEND TAX STATEMENTS TO:

GRANTEE

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$61,500.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 14th day of November, 2006.

JOEY SANDERS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

(Seal)
My Commission Expires NOV. 29, 2006

Shanna C. Sylvester
Affiant

Shanna C. Sylvester
Type or Print Name

Notary Public

My commission expires:

_____

Joey Sanders
Type or Print Name