This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
David Childers
P.O. Box 278225
Nashville, Tennessee 37217

SEND TAX BILL TO:
Owner

MORTGAGEE:
BancorpSouth Bank
5217 Maryland Way
Brentwood, Tennessee 37027

MAP 135
GROUP
PARCEL 211

Davidson County DEEDWARR
Recvd: 11/22/06 13:16 3 pgs
Fees:18.00 Taxes:221.63
20061122-0145222

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Steve Chaisson, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **David Childers, married**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to Steve Chaisson by Special Warranty Deed from JP Morgan Chase Bank, N.A. of record in Instrument no. 20061102-0136461, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **2601 Smith Springs Road, Nashville, Tennessee ~~37208~~.** 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **16th** day of **November, 2006.**

Steve Chaisson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Steve Chaisson, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of November, 2006.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $59,900.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of November, 2006.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

Exhibit A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows: to-wit. A parcel of land in the 2nd Civil District of Davidson County, Tennessee, being part of Lot No. 3 in the Plan of the division of the real estate of John Estes, deceased, described according to an unrecorded survey made by Geo W. Watkins, Surveyor, dated May 5, 1959, more particularly described as follows, to-wit: Said parcel of land begins at an iron pin in the center line of New Smith Springs Road and extends thence South 56 deg. 30' East 375.8 feet to an iron pin; thence north 5 deg. East 275 feet to an iron pin in the southerly margin of Old Smith Springs Road; thence with said margin of said road, south 86 deg. East 225 feet to a point; where said margin intersects the center line of New Smith Springs Road; thence on a curve with said center line southeasterly 80 feet to the point of beginning. There is included in the above description, but expressly excluded from this conveyance is a tract of land described as follows: Beginning at a point on the existing south right of way line of Smith Springs Road on the common line of Redden and William Dewey Atterburn said point being 22' South of center line survey station 78 plus 70 and proceeding as follows: Southwestwardly with the common of Redden and Atterburn a distance of 3' to a point on the new right of way line of Smith Springs Road; thence, Northwestwardly with a line 25' South and parallel to the centerline and a 3447.23' radius curve to the left a distance of 20.76 thence N 52 deg. 30' 00" W a distance of 97' to a point on the existing South right of way line of the Old Smith Springs Road; thence, Eastwardly with said line a distance of 3' to a point on the existing South right of way line of Smith Springs Road that is 24' South of center line Survey Station 77 plus 55; thence, Southwestwardly with the existing South right of way line of Smith Springs Road a distance of 115' to the point of beginning and containing 480 square feet or 0.01 of an acre more or less. Being the property conveyed to Metropolitan Government of Nashville and Davidson County, by instrument of record in Book 8169, page 426. The property secured by this instrument being part of the same property conveyed to Bryon Redden, Jr. and wife Aubrey Redden, tenancy by the entirety, by deed from Bryon Redden, Jr. and wife, Aubrey Redden of record in Book 3221, Page 615, Register's Office for Davidson County, Tennessee. Subsequently, Byron Redden Jr. having died and Aubrey Redden being vested with title by operation of law. The address of the above described property is: 2601 Smith Springs Rd. Nashville, TN 37217.