THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Davidson County DEEDWARR
Recvd: 11/27/06 12:00 5 pgs
Fees:28.00 Taxes:305.25

20061127-0145845

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $82,500.00.

Eric Scott Chastain
AFFIANT

Subscribed and sworn to before me this 17 day of November, 2006.

D A Childress
Notary Public

My Commission Expires:
7/21/07

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Eric Scott Chastain<br>286 Lake Terrace<br>Hendersonville, TN 37138 | Same | Map/Parcel<br>04414006300 |

## 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, **Freddie Marie Stanley, Carolyn Fay Martin, Linda Sue Wade, Ada Juanita Haley, Freddie Marie Stanley & Carolyn Fay Martin, trustees and Fred Piplin, Jr. beneficiary of trust U/W of Euda A. Pipkin, deceased,** and **Freddie Marie Stanley & Carolyn Fay Martin, personal representatives of the Estate of Euda A. Pipkin, deceased** (herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **Eric Scott Chastain, married** (herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 107 on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee as shown on plan recorded August 21, 1948, in Book 1424, Page 75, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description; fronting 80 feet on Fowler Street.

Being the same property conveyed to Fred Pipkin and Euda Steen Pipkin, his wife by deed from E.I. du Pont de Nemours and Company of record in Book 1643, page 36, Register's Office for Davidson County, Tennessee;

the said Fred Pipkin having predeceased Euda Steen Pipkin, and the Will of Euda Steen Pipkin, deceased (06P-649, Seventh Circuit Court of Davidson County, Tennessee, Probate Division) having devised subject property to Freddie Marie Stanley, Carolyn Fay Martin, Linda Sue Wade, Ada Juanita Haley and Fredddie Marie Stanley & Carolyn Fay Martin, trustees U/W of Euda A. Pipkin. Euda Steen Pipkin and Euda A. Pipkin were one and the same person.

This is improved property known as 1004 Fowler Street, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2007 and all subsequent years;

2. Subject to all matters as shown on plat of record in Plat Book 1424, Pages 75 and 76, Register's Office for Davidson County, Tennessee;

3. Restrictive Covenants of record in Book 1643, Page 36, Register's Office for Davidson County, Tennessee; and

4. Easement for Utilities of record in Book 1643, Page 36, Register's Office for Davidson County, Tennessee.

This property is investment property and is not the principal residence of any of the Grantors or their Spouses.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs, successors and assigns, forever; and GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized and possessed of said land; have a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

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** our hands this 17 day of November, 2006.

Freddie Marie Stanley
Freddie Marie Stanley

Carolyn Fay Martin
Carolyn Fay Martin

Linda Sue Wade
Linda Sue Wade

Ada Juanita Haley
Ada Juanita Haley

Freddie Marie Stanley
Freddie Marie Stanley, Trustee U/W of Euda A. Pipkin

Carolyn Fay Martin
Carolyn Fay Martin, Trustee U/W of Euda A. Pipkin

Fred Pipkin Jr.
Fred Pipkin, Jr.

Freddie Marie Stanley
Freddie Marie Stanley, Personal Representative of Estate of Euda A. Pipkin

Carolyn Fay Martin
Carolyn Fay Martin, Personal Representative of Estate of Euda A. Pipkin

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 bargainor, **Freddie Marie Stanley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument, as an individual and as trustee U/W of Euda A. Pipkin, deceased and as personal representative of the Estate of Euda A. Pipkin, deceased, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of November, 2006.

D. A. Childress
Notary Public

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 7/21/07

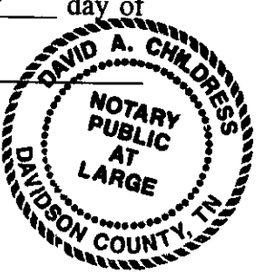
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **Carolyn Fay Martin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument, as an individual and as trustee U/W of Euda A. Pipkin, deceased and as personal representative of the Estate of Euda A. Pipkin, deceased, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of November, 2006.

D A. Childress
Notary Public

My Commission Expires: 7/21/07



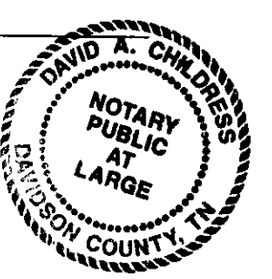

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **Linda Sue Wade** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of November, 2006.

D A. Childress
Notary Public

My Commission Expires: 7/21/07



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 bargainor, **Ada Juanita Haley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of November, 2006.

D A. Childress
Notary Public

My Commission Expires: 7/21/07

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 bargainor, **Fred Pipkin, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of November, 2006.

D A. Childress
Notary Public

My Commission Expires: 7/21/07

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN