THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF _____
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 LAWYER'S ESCROW SERVICE, INC. 2021 RICHARD JONES ROAD, SUITE 220 NASHVILLE, TN 37215	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 329,000.00. Michael Burns Chance Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY December, 2006 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

SHANNON PRICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Burns Chance	SunTrust Mortgage Inc.	MAP 105-13
910 Bradford Ave.	201 Fourth Avenue North	PARCEL 324
Nashville, TN 37204	Nashville, Tn 37219	
(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, **Mary Jenkins Hardin**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Burns Chance**, unmarried MBC

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 No. 19 and the Easterly 20 feet of Lot No. 20 on the Map of Waldkirch, a subdivision of Lots No. 8 & 9 Lawrence Plan of record in Book 421, page 90, Registers office for Davidson County, Tennessee

Said Lot No. 19 and part of Lot No. 20 front together 70 feet on the northerly side of Bradford (formerly Caroline Avenue) and run back between parallel lines, 160 feet to an alley.

Being the same property conveyed to conveyed to Mary Jenkins Hardin by deed from Wayne P. Gallavin, Trustee of record in Instrument NO. 20021206-0150627, Registers office for Davidson County, Tennessee.
Brett Sheriff, spouse of Mary Jenkins Hardin, joins in this conveyance.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **910 Bradford Ave., Nashville, TN 37204.**

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 our hand( ) this the 18th day of December, 2006.

Davidson County DEEDWARR
Recvd: 12/20/06 15:31 2 pgs
Fees:13.00 Taxes:1217.30
20061220-0156951

Mary Jenkins Hardin

Brett Sheriff

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 **Mary Jenkins Hardin** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of December, 2006.

My Commission expires 1-26-09

Notary Public

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 Brett Sheriff the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of December, 2006.

My Commission expires 1-26-09

Notary Public