THIS INSTRUMENT PREPARED BY:
Amy Wood Malone, Esq.
Rudy, Wood & Winstead, P.L.L.C.
1812 Broadway
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 22nd day of December, 2006.

Notary Public
My Commission Expires: 9/25/2010

RACHEL L. POWERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/29/06 14:48 3 pgs
Fees:18.00 Taxes:55.50
20061229-0160963

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Herbert Chafin 3454 Knight Drive Whites Creek, Tennessee 37189	Herbert Chafin 3454 Knight Drive Whites Creek, Tennessee 37189	Map/Parcel 49-361.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Sandra Gail Gant, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Herb Chaffin, ("Grantee"), his successors and assigns, all of his right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A tract of land in the seventh councilmanic district of Metropolitan Nashville, Davidson County, Tennessee. Being more particularly described according to a map by: H & H Land Surveying, Inc. - Job No.: 2001-347 - Dated: May 22, 2001 as follows:

Beginning at a wood stake (new) on the westerly right-of-way line of Knight Road (50' R.O.W.) that is 1200 feet more or less north of Green Lane. Said stake also being the northeast property corner of a tract of land as deeded to Charles W.

Hawkins, III as of record in deed book 9812, page 726 R.O.D.C., Tennessee; thence, (1) Leaving said right-of-way line with the northerly property line of the Hawkins Tracts S 85 deg 40 min OO sec W 907.44 feet to wood stake (new); thence, (2) Leaving said northerly property line with a new line through the property of which this tract is a part, N 04 deg 24 min 17 sec W 156.58 feet to a wood stake set in the southerly property line of a tract of land as deeded to Rita C. Allen as of record in deed book 11431, page 655 R.O.D.C., Tennessee; thence, (3) With the southerly property line of the Allen tract, in part, N 85 deg 35 min 43 sec E 317.81 feet to a wood stake (new); thence, (4) Leaving said southerly property line, with a new line through the property of which this tract is a part, S 04 deg 24 min 17 sec E 131.97 feet to a wood stake (new); thence, (5) N 85 deg 40 min OO sec E 592.55 feet to a wood stake (new) on the westerly right-of-way line of Knight Road; thence, (6) With said right-of-way line S 02 deg 15 min 26 sec W 25.17 feet to the point of beginning and containing 64,602 square feet or 1.4830 acres more or less as calculated by the above bearings and distances. This tract shall have a 25-foot wide ingress/egress easement along the entire southerly property line of the above described tract of land.

Being the same property conveyed to SANDRA GAIL GANT by deed (DEEDWARR) from JOHN GANT of record in Deed Instrument 200107120074340 on 07/12/2001 and filed for record on 07/12/2001, Register's Office for said County.

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, her successors and assigns, forever. Grantor does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 22nd day of December, 2006.

GRANTOR:

Sandra G Gant

SANDRA GAIL GANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State and County aforesaid, the undersigned, Sandra Gail Gant, 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, at office, this 22nd day of December, 2006.

Rachel L. Powers
Notary Public

My commission expires: 9/25/2010

