WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

Davidson County DEEDWARR
Recvd: 06/01/07 15:42 2 pgs
Fees:13.00 Taxes:758.50
20070601-0065468

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $205,000.00
Affiant
Subscribed and sworn to before me
This 31st day of June, 2007
Notary exp: 4/3/11

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of new owners:
944 Sharpe Avenue
Nashville, TN 37206

Send tax bills to:
ABN AMRO Mortgage
2600 W. Big Beaver Rd
Troy, Michigan 48084

Map & Parcel:
083-01-0-122.00

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Andre K. Williams, a married man,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Chalbeck and Stasia Chalbeck, husband and wife** hereinafter called the Grantee, 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 the westerly 10 feet of Lot No. 29 and the easterly 40 feet of Lot No. 31 on the Plan of W.H. Hyronemus Addition to Nashville, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 29 and 31 adjoin and front together 50 feet on the southerly margin of Sharpe Avenue and extends back 168 feet on the easterly and westerly parallel line, to a line rear measuring 50 feet thereon.

Being the same property conveyed to ANDRE K. WILLIAMS, A MARRIED MAN, by warranty deed from JONATHAN L. MORGAN dated December 16, 2004 of record in Instrument No. 20041230-0154540 in the Register's Office for Davidson County, Tennessee.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

Mickey Stayton is executing this instrument to relinquish all marital rights to the said property.

x The property is improved with an address of: 944 Sharpe Avenue Nashville, TN 37206

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness my hand this 1st day of June, 2007.

Andre K. Williams

Mickey Stayton

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 Andre K. Williams and Mickey Stayton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 1st day of June, 2007

Notary Public

Commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010