WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/12/07 14:46 2 pgs
Fees:13.00 Taxes:1368.63

20070612-0070499

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $369,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF JUNE, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN STATE OF TENNESEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02156 HEMACHANDRA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Loren Hemachandra	Same	161-1B-110.00CO
5117 Glencarron Drive		
Nashville, TN 37220		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PATRICK S. CHAFFIN, AND WIFE, GABRIELLE S. CHAFFIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LOREN HEMACHANDRA, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5117 Glencarron Drive, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, withthe appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the saidGrantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 7th day of June, 2007.

Patrick S. Chaffin

Gabrielle S. Chaffin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, PATRICK S. CHAFFIN AND GABRIELLE S. CHAFFIN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of June, 2007.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 34 ON THE PLAN OF FIRST REVISION, PHASE THREE, SECTION ONE, ABERDEEN WOODS, OF RECORD IN INSTRUMENT # 200005230051434, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO PATRICK S. CHAFFIN AND WIFE, GABRIELLE S. CHAFFIN BY WARRANTY DEED FROM DREES PREMIER HOMES, INC. F/K/A DREES PREFERRED COLLECTION, INC., AN OHIO CORPORATION, RECORDED ON THE 12TH DAY OF FEBRUARY, 2003 IN INSTRUMENT NO. 20030212-0019433, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.