Davidson County DEEDWARR
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Fees:13.00 Taxes:411.81
20070725-0088024

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 411,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Larry W. Slaven	Community First Bank & Trust	Map 053
109 Rifle Range Rd.	9045 Carothers Pkwy.	Group 16
Old Hickory, TN 37138	Franklin, TN 37067	Parcel 84

FOR AND IN 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

Yvonne M. Chance and Demeka J. Chance

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Larry W. Slaven and wife, Christina A. Slaven

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 being located in the Fourth Councilmanic District of Lakewood, Davidson County, Tennessee, being Tax Map 53-16, Parcel 305 and property of Yvonne M. and Demeka J. Chance of record in Deed Book 10975, Page 397, Registers Office Davidson County, Tennessee, (R.O.D.C.,Tn), being more particularly described as follows:

Beginning at an iron pipe (old), being the southeast corner of the herein described property and the southwest corner of, (Map 53-16 Parcel 84), remaining property of said Yvonne M. and Demeka J. Chance of record in Deed Book 10975, Page 397, (R.O.D.C.,Tn), and the northeast corner of the Jana L. Reasonover property of record in Instrument No. 20030221-0023310, (R.O.D.C.,Tn), and a common corner with the Mary E. Blanchette property of record in Deed Book 3372, Page 149, (R.O.D.C.,Tn);

Thence, with Reasonover northerly line, S 80deg 27' 00" W - 203.18' to a point in the centerline of Rifle Range Road, passing a witness pin (new) at 185.18';

Thence, with the centerline of said Road, N 09deg 33' 00" W - 100.00' to a point in the centerline of Rifle Range Road, being the northwest corner of the herein described property;

Thence, leaving said centerline of Rifle Range Road and running with the southerly property line of Joel Eric Hale of record in Instrument No. 20060213-0017186, (R.O.D.C.,Tn), N 80deg 27' 00" E - 203.18' to an iron pin (new), passing a witness pin (new) at 18.00', to common corner with property of Thomas I. Hanner of record in Deed Book 10528, Page 36, (R.O.D.C.,Tn), and being the northeast corner of the aforementioned remaining property of Yvonne M. and Demeka J. Chance, (Parcel 84);

Thence, with said remaining Chance westerly line, S 09 deg 33' 00" E - 100.00' to the Point of Beginning.

Being part of the same property conveyed to Yvonne M. Chance and Demeka J. Chance, joint tenants with right of survivorship, by deed from Mary E. Blanchette, unmarried, of record in Book 10975, Page 397, dated June 11, 1998, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 109 Rifle Range Rd., Old Hickory, TN 37138

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,

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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 24th day of July, 2007.

Yvonne M. Chance

Demeka J. Chance

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 Yvonne M. Chance and Demeka J. Chance, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 2007.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.