This instrument prepared by:
Debbie Paulsson, Closing Manager
Secure One Title, Inc.
1000 Northchase Drive, Suite 301
Goodlettsville, TN 37072
My File No. 07-0033 CHASTAIN

Davidson County DEEDWARR
Recvd: 08/08/07 14:23 2 pgs
Fees:13.00 Taxes:364.45
20070808-0095059

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) **Ashley D. Chastain**	(NAME) **Bank of America N.A**	Map: 44-14 Parcel: 63
(STREET ADDRESS OR ROUTE NUMBER) **1004 Fowler Street**	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) **Old Hickory, TN 37138**	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and No/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Eric Scott Chastain, a married man, joined by his spouse, Dayna Chastain (hereinafter referred to as "Grantor"), have this day barga*ined and sold, and do hereby transfer and convey unto Ashley D. Chastain, a single woman ("hereinafter referred to as "Grantee"), certain real estate in Davidson County, Tennessee, described as follows, to wit:*

Land in Davidson County, Tennessee, being Lot No.107 on the Plan of Section I, Rolling Green Subdivision, of record in Book 1424, Pages 75 and 76, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Scott Chastain, married by deed from Freddie Marie Stanley, Carolyn Fay Martin, Linda Sue Wade, Ada Juanita Haley, Freddie Marie Stanley & Carolyn Fay Martin, trustees and Fred Pipkin, Jr. (erroneously referred to as Fred Piplin, Jr.) beneficiary of trust U/W of Euda A Pipkin, deceased, and Freddie Marie Stanley & Carolyn Fay Martin, personal representatives of the Estate of Euda A. Pipkin, deceased of record in Instrument No. 20061127-0145845, Register's Office for Davidson County, Tennessee, dated November 17, 2006.

Subject to easements, restrictions and matters contained on plat of record in Plat Book 1424, Pages 75 and 76, in the Register's Office of Davidson County, Tennessee; and

Subject to Restrictive Covenants of record in Book 1643, Page 36, Register's Office for Davidson County, Tennessee; and

Subject to Davidson County Taxes for the year 2007 and subsequent years not yet due and payable.

THIS PROPERTY IS INVESTMENT PROPERTY AND IS NOT THE PRINCIPAL RESIDENCE OF GRANTOR OR GRANTOR'S SPOUSE. GRANTOR'S RESIDENCE ADDRESS IS 286 LAKE TERRACE, HENDERSONVILLE, TN 37075.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $98,500.00.

Ashley D. Chastain
Affiant

Subscribed and sworn to before me this the 1st day of August, 2007

Debra Paulsson
Notary Public

DEBRA PAULSSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

My commission expires

(Affix Seal)

This is improved property, known as 1004 Fowler Street, Old Hickory, TN 37138
(House Number) (Street) (City or Town) (State) (Zip code)

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors and assigns forever; and they do covenant with the Grantees that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their 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.

Whenever 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 my hand this 1st day of August, 2007.

Debra Paulsson

Eric Scott Chastain
Eric Scott Chastain

Dayna Chastain
Dayna Chastain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Eric Scott Chastain, Bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that hy executed the within instrument for the purposes therein contained.

Witness my hand and seal at Office in Davidson County, Tennessee, this 1st day of August,, 2007.

DEBRA PAULSSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Debra Paulsson
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Dayna Chastain*, Bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that hy executed the within instrument for the purposes therein contained.*

Witness my hand and seal at Office in Davidson County, Tennessee, this 1st day of August,, 2007.

Debra Paulsson
Notary Public

My Commission Expires: _____

DEBRA PAULSSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011