PREPARED BY & RETURN TO:

CALVARY TITLE
1008 MEB CT.
MT. JULIET, TN 37122

Davidson County DEEDWARR
Recvd: 09/11/07 12:41 2 pgs
Fees:13.00 Taxes:412.55
20070911-0108979

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, PAUL E. CHASE, SR, A MARRIED MAN. has this day bargained and sold and does hereby transfer and convey unto VIRGIL J. RUTLEDGE, AN UNMARRIED MAN, his heirs and assigns, forever, that certain parcel of real estate located in DAVIDSON County, the state of Tennessee, and being described as follows, to-wit:

Being Lot Number 92 on the Plan of Section Twelve, Village by the Creek of record in Plat Book 6900, page 314, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul E. Chase, Sr. by deed from Universal Builders, LLC, dated June 29, 2000, and of record in Instrument Number 20000713-0069485, Register's Office for Davidson County, Tennessee.

Jeana L. Chase, wife of Paul E. Chase, Sr., joins in this conveyance for the purpose of conveying any marital interest she may have in said property.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said VIRGIL J. RUTLEDGE, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said parcel of real estate and that he has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds himself, his successors and assigns, to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

PEC SR

WITNESS OUR HANDS THIS THE 31st day of August, 2007.

Paul E. Chase

PAUL E. CHASE, SR.

Jeana L. Chase

JEANA L. CHASE

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared PAUL E. CHASE, SR. AND WIFE, JEANA L. CHASE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 31st day of August, 2007.

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

James A. Farley

NOTARY PUBLIC
MY COMMISSION EXPIRES April 23, 2008

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $111,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Paul E Chase

Affiant

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Subscribed and sworn to before me this 31st day of August, 2007.

James A. Farley

NOTARY PUBLIC
My Commission Expires: April 23, 2008

Map & Parcel No.: 050-06-0-057.00

Name and address of new owner:
Send tax bills to:

VIRGIL J. RUTLEDGE
1073 Fitzpatrick Rd
Nashville, TN 37214