Davidson County DEEDWARR
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Fees:18.00 Taxes:592.00
20071019-0123867

This instrument prepared by:
Lesa H. Skoney,
Tune, Entrekin & White, P.C.
315 Deaderick, Suite 1700
Nashville, TN 37238

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
NEIL & SANDRA CHAFFIN	Same	70-5-21
2173 GRANNY WRIGHT LANE		
HERMITAGE, TN 37076		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me this 18 day of October, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/19/09

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

THIS INSTRUMENT MADE AND ENTERED INTO on this the 18th day of October, 2007, by and between **LESA HARTLEY SKONEY AS EXECUTRIX OF THE ESTATE OF SCOTT BRADLEY HEINRICH** "GRANTOR"; and **NEIL CHAFFIN** and wife, **SANDRA CHAFFIN**, "GRANTEE."

FOR AND IN CONSIDERATION OF SUM OF TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, GRANTOR, has bargained and sold, and by these presents does transfer and convey unto GRANTEE, its successors and assigns, property located in Davidson County, Tennessee, and more particularly described on the attached Exhibit A.

This is improved property known as 2408 Lloyd Ave, Nashville, TN 37218.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever.

GRANTOR does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind herself, her heirs, successors and assigns, to warrant and forever defend the title to said land to said GRANTEE, their heirs, and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Lesa Hartley Skoney, as Executrix of the Estate of Scott Bradley Heinrich, deceased, executes this deed and makes the covenants and warranties herein solely in her stated fiduciary capacity as personal representative of the estate of Scott Bradley Heinrich only, and not in her general individual capacity or otherwise.

WITNESS my hand this the 18th day of October, 2007.

GRANTOR:

ESTATE OF SCOTT BRADLEY HEINRICH

BY: Lesa Hartley Skoney
LESA HARTLEY SKONEY, EXECUTRIX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary of the State and County aforementioned, personally appeared LESA HARTLEY SKONEY, with whom I am personal acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the EXECUTRIX OF THE ESTATE OF SCOTT BRADLEY HEINRICH, and that such person, as such EXECUTRIX, executed the foregoing instrument for the purpose therein contained, by signing the name of the ESTATE OF SCOTT BRADLEY HEINRICH by such person as the EXECUTRIX of the estate.

WITNESS my hand, at office, this 18 day of October, 2007.

Erin B. Kershaw
NOTARY PUBLIC

MY COMMISSION EXPIRES: 09/19/09.

H:\LHS\Deeds

ERIN B. KERSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled the Map of H.E. Simpkins Subdivision of the L.G. Curtis Lands, of record in Book 547, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot no. 15 fronts 260 feet on the easterly side of Lloyd Avenue and runs back 400 feet on the northerly line and 415 feet on the southerly line to a dead line on which it measures 250 feet, containing 2.33 acres, more or less.

Being the same property conveyed to SCOTT HEINRICH, by deed from DAVID M. DUNN AND WIFE, SUSIE ROGERS DUNN, of record in Book 10823, page 456, dated March 2, 1998, said Register's Office. The said Scott Heinrich having since died. The Will of Scott Heinrich, also known as Scott Bradley Heinrich, of record in Volume No. 07P-1256, Davidson County Probate Court Clerk's Office appoints Lesa Hartley Skoney as Executrix with power to sale.