THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26986-08-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $193,200.00 Deborah L Graves Affiant Subscribed and sworn to before me this 29th day of October, 2007. Notary Public My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires August 23, 2011

WARRANTY DEED

Address New Owner: Deborah L. Graves 2412 Cooper Lane Nashville, TN 37216	**Send Tax Bills To:** Regions Bank DBA Regions Mortgage 2050 Parkway Office Circle Birmingham AL 35244	**Tax Information:** Map and Parcel No.: 073090070.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jarid W. Chase and wife, Melanie L. Chase**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah L. Graves** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2412 Cooper Lane, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of October, 2007.

Jarid W. Chase

Melanie L Chase

Melanie L. Chase

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jarid W. Chase and Melanie L. Chase**, 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, at office, this 29th day of October, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

Davidson County DEEDWARR
Recvd: 10/31/07 14:44 2 pgs
Fees:13.00 Taxes:714.84

20071031-0128512

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Gibson Heights as of record in Plat Book 1835, page 133, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jarid W. Chase and wife, Melanie L. Chase by deed dated October 18, 2006 from Mark E. Jones of record in Instrument No. 20061025-0132381, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1835, page 133, Register's Office for Davidson County, Tennessee.
3. Easement for a pipeline of record in Book 2242, page 139, Register's Office for Davidson County, Tennessee.
4. Easement for public utilities of record in Book 2093, page 213, Register's Office for Davidson County, Tennessee.