Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
James M. Jacanin 1028 Chicamauga Ave Nashville TN 37206	Same	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $95,000.00

Map & Parcel No.
83-50-76

Davidson County DEEDWARR
Recvd: 01/23/08 08:12 2 pgs
Fees:13.00 Taxes:351.50
20080123-0006844

Affiant
Subscribed and sworn to before me on 01/16/08.

Notary Public

My Commission Expires: 5/23/11

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Yvonne D. Churchwell- Davis, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto James M. Jacanin, a married man, as his sole and separate property (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property known as 1028 Chicamauga Ave., Nashville, TN 37206 County of Davidson

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being land in Davidson County, Tennessee, Lot 15, of Block E, on the Map of Dr. E. T. Brown's Eastwood Addition, A re-subdivision of Stratton & Seymour & L. T. Lands, as of record in Book 332, page 63, Register's Office of Davidson County, Tennessee.

Said Lot 15 fronts 50 feet on the South side of Chicamauga Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Yvonne D. Churchwell-Davis by deed from Yvonne Denise Buntin dated 5/5/00 and filed of record in Instrument No. 200005190050366, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1028 Chicamauga Ave, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they 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 for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 01/16/08.

Yvonne D. Churchwell- Davis

Clarence Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Yvonne D. Churchwell- Davis, 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 and official seal at Nashville, Tennessee, this the 16th day of January, 2008.

Notary Public

My Commission Expires: 5/23/11

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds