Davidson County DEEDWARR
Recvd: 02/25/08 12:54 2 pgs
Fees:13.00 Taxes:1110.00

20080225-0018149

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $300,000.00 (Three Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 15th day of February, 2008.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
(NOTARY SEAL)

My Commission Expires JAN. 24, 2009

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Wade S. Christian 317 Linda Lane Madison,TN 37115	Coldwell Banker Mortgage 3000 Leadenhall Road Mount Laurel, NJ 08054	042-16-0-112.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARGARET I. CHANCE AND HUSBAND HOMER E. CHANCE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WADE S. CHRISTIAN, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 6, on the Map of Blair Heights, Section IV, as shown on plat of record in Plat Book 2331, page 60, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Homer E. Chance, spouse of Margaret I. Chance, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage

Being part of the same property conveyed to Margaret I. Chance in deed book 7439 Page 568, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **317 LINDA LANE** **MADISON,TN37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

LTSR Number:

GTE File: 2008

WITNESS, this 15th day of February, 2008

Margaret I. Chance

Margaret I. Chance

Homer E. Chance

Homer E. Chance

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of February, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Margaret I. Chance and Homer E. Chance** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of February, 2008.

Notary Public

Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

LTSR Number:

GTE File: 2008