Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF MAY, 2008. Notary Public MY COMMISSION EXPIRES: August 23, 2011 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/08/08 14:32 2 pgs
Fees:13.00 Taxes:638.25
20080508-0047895

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILIP E. CHAMBLEE	**SAME**	**056-00-0-052.00**
(NAME) **5127 OLD HICKORY BLVD.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, TIMOTHY C. WALLACE, UNMARRIED,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILIP E. CHAMBLEE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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, located in the 13th District of said County, beginning at a point in the center of Old Hickory Boulevard, S. E. corner of Robert Brown's 1 acre tract; thence with two lines of Robert Brown's 1 acre tract, N. 62 degrees 30 minutes W. 208.5 feet, and N. 22 degrees 30 minutes E. 203.5 feet to a stake in Frank Baker's line; thence with Frank Baker's line, N. 62 degrees 30 minutes W. 210 feet to a stake; thence S. 22 degrees 30 minutes W. 420 feet to a stake; thence S. 62 degrees 30 minutes E. 418.5 feet to a stake in the center of Old Hickory Boulevard; thence with the center of Old Hickory Boulevard, N. 22 degrees 30 minutes E. 211.5 feet to the beginning, containing 3.1 acres, more or less, but subject to legal highways.

Being the same property conveyed to Timothy C. Wallace, unmarried, by deed dated November 27, 1995 from Clifford Brown, unmarried, of record in Book 9893, page 627, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **5135 OLD HICKORY BLVD., NASHVILLE, TN 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8 day of **MAY, 2008.**

TIMOTHY C. WALLACE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TIMOTHY C. WALLACE** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of MAY, 2008.

My commission expires: AUGUST 23, 2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public