Davidson County DEEDWARR
Recvd: 05/16/08 14:19 3 pgs
Fees:18.00 Taxes:1888.85
20080516-0050688

FROM: Henry A. Trost and Lynne G. Trost

TO: Mark P. Chalos and Jennifer Chalos

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Mark P. and Jennifer Chalos 1307 Lone Oak Circle Nashville, TN 37215	same as new owners	Map 131-7 Parcel 103

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $510,500.00.

Affiant

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

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

Notary Public

My Comm. Expires

GENERAL 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 and sufficiency of which are hereby acknowledged, Henry A. Trost and wife, Lynne G. Trost, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Mark P. Chalos and wife, Jennifer Chalos, hereinafter called "GRANTEES", 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. 34 on the Map of Lone Oak Heights of record in Book 1424, page 2, Register's Office for said County.

Said Lot No. 34 fronts 100.0 feet on the southerly margin of Lone Oak Circle and extends back 422.9 feet on the westerly line and 457.2 feet on the easterly line to a dead line in the rear, measuring 95.0 feet thereon.

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Being the same property conveyed to Henry A. Trost and wife, Lynne G. Trost by deed from Jimmie Lynn Fadden and wife, Barbara Elise Fadden, of record in Book 10090, page 799, said Register's Office.

This is improved property located at 1307 Lone Oak Circle, Nashville, Tennessee 37215.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2008 Metropolitan Government Taxes.

2. All matters shown on the Plan of record in Book 1424, page 2, said Register's Office.

3. Restrictive Covenants of record in Book 1488, page 131, said Register's Office.

4. Encroachment Agreement of record in Book 10172, page 973, said Register's Office.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hand this 15th day of May, 2008.

Henry A. Trost

Lynne G. Trost

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 Henry A. Trost and Lynne G. Trost, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of May, 2008.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/5/11

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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