Davidson County DEEDWARR
Recvd: 07/14/08 10:27 2 pgs
Fees:13.00 Taxes:1217.30

20080714-0071846

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$329,000.00** (Three Hundred Twenty Nine Thousand).

AFFIANT

Subscribed to and sworn before me this 3rd day of July, 2008.

NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires JUNE 5, 2011

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

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:**
Chad Ernest Chapin 2405 Vaulx Lane Nashville,TN 37204	COUNTRYWIDE BANK, FSB 10701 S. River Front Pkwy #400 South Jordan, UT 84095	118-01-0-398.00

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, **WAYNE E. MORRIS, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CHAD ERNEST CHAPIN, MARRIED,** 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 the northerly part of Lot No. 5 on the Plat of Edgar C. Allen's Subdivision of Lot 7 of the W.W. Henry Tract, as shown on plat of record in Plat Book 974, page 28, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of said lot fronts 54 feet on the westerly side of Vaulx Lane, formerly Kirkman Avenue, and runs back between lines, 111 feet on the northerly line, and 124.5 feet, more or less, on the southerly line, with the northerly line of Dan B. Yearwood Property, to a five foot ditch, measuring 56 feet, more or less, thereon.

Being the same property conveyed to Wayne E. Morris in Instrument 20070227-0024229, Register's Office for Davidson County, Tennessee.

Loy Carney executes this instrument as Attorney-in-Fact on behalf of Wayne E. Morris, pursuant to the Power of Attorney recorded in Instrument No. _____, Register's Office for Davidson County.

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: **2405 VAULX LANE** **NASHVILLE,TN37204**

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 3rd day of July, 2008

Wayne E. Morris

BY: Wayne E. Morris By Loy Carney, A.I.F.
Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of July, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Loy Carney**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Wayne E. Morris**, and acknowledged that he executed that same as the free act and deed of the said **Wayne E. Morris**.

WITNESS my hand and official seal this the 3rd day of July, 2008.

Notary Public

Commission Expires: _____

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011