McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $117,500.00 .

Affiant

Subscribed and sworn to before me this 12th day of September, 2008.

Notary Public
My Commission Expires: 01/09/12

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 09/19/08 14:34 2 pgs
Fees:13.00 Taxes:434.75
20080919-0095950

08-0394

Address of New Owner:	Send Tax Bills to:	Tax Information:
Octavio J. Chavez		148-14
4714 Packard Drive	New Owner	88.00
Nashville, TN 37211		

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, **Mary Virginia Gallaher, Trustee of the Mary Virginia Gallaher Revocable Trust**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Octavio J. Chavez and wife, Maria G. Guillen Chavez**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Blanchard Heights, of record in Book 2663, Page 62 and 63, Register's Office for said County.

Said Lot No. 81 fronts 80 feet on the southerly side of Packard Drive and runs back 319.47 feet on the easterly line and 282.85 feet on the westerly line, to a dead line in the rear on which it measures 88 feet.

Being the same property conveyed to Mary Virginia Gallaher by deed from Walter H. Lepley and wife, Sally T. Lepley, dated October 28, 1971, recorded in Book 4561, Page 579, Register's Office for said County. Being further conveyed to Mary Virginia Gallaher, Trustee of the Mary Virginia Gallaher Revocable Trust by Quitclaim Deed from Mary Virginia Gallaher, dated February 10, 2004, and recorded in Instrument No. 20040315-0029411, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4714 Packard Drive, Nashville, TN 37211.**

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 12th day of September, 2008.

Mary Virginia Gallaher, Trustee
Of the Mary Virginia Gallaher Revocable Trust

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Mary Virginia Gallaher, Trustee of the Mary Virginia Gallaher Revocable Trust**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed in the capacity and for the purposes therein contained.

Witness my hand and official seal at Marietta, Georgia, this 12th day of September, 2008.

Notary Public

My Commission Expires: 9-12-2009