Davidson County DEEDWARR
Recvd: 12/16/08 14:12 2 pgs
Fees:13.00 Taxes:451.40
20081216-0120525

Address New Owner:	Send Tax Bills to:	Tax Information
John Charles Chapin 5414 Oakmont Circle Nashville, TN 37209	Same	103-07-0-046.0
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (WLT) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, LINDA STANDEFER CHAPIN ("Grantor") has bargained and sold, and hereby transfers and conveys to JOHN CHARLES CHAPIN ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Land located in Davidson County, Tennessee, being Lot No. 35 on the Plan of Section One, Richland Meadows, of record in Plat Book 2083, Page 40, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Linda Standefer Chapin by Warranty Deed dated 8/2/2004 of record as Instrument Number 20040812-0097676, Register's Office for Davidson County, Tennessee.

Subject to any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office of said County.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $122,000.00.

Affiant

Subscribed and sworn to before me, this 16TH day of December, 2008.

BARBARA KIMMINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 8/23/2011

2023593 v1
110419-001 12/10/08

This property is improved property known as 5414 Oakmont Circle, Nashville, TN 37209

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein. Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons.

This Warranty Deed may be executed in any number of counterparts with the same effect as if all signatories hereto had signed the same document, and all counterparts will constitute one and the same instrument.

Executed as of the 10 day of December, 2008.

Linda Standefer Chapin

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Before me, J. H. Schreeder, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Linda Standefer Chapin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Chattanooga TN, this the 10 day of December, 2008.

Notary Public

My Commission Expires: 09/07/11

JAMES H. SCHREEDER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

2023593 v1
110419-001 12/10/08