PREPARED BY: & Return To:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 12/18/08 16:12 4 pgs
Fees:23.00 Taxes:167.06
20081218-0121305

WARRANTY DEED

THIS INDENTURE is made and entered into this 9 day of December, 2008, by and between PHYLLIS ANN FREEMAN FREEMON and JAMES ALLAN FREEMAN and FRANK RAY FREEMAN, DEVISEES UNDER THE WILL OF CHARLIE WADE FREEMAN, DECEASED, hereinafter called Grantors, and STEPHANIE C. HATCHETT and RONALD EARL HATCHETT, WIFE AND HUSBAND, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, PHYLLIS ANN FREEMAN FREEMON and JAMES ALLAN FREEMAN and FRANK RAY FREEMAN, DEVISEES UNDER THE WILL OF CHARLIE WADE FREEMAN, DECEASED, as Grantors, do hereby bargain, sell, transfer and convey unto STEPHANIE C. HATCHETT and RONALD EARL HATCHETT, WIFE AND HUSBAND, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1202 CHESTER AVENUE, NASHVILLE, TENNESSEE 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, assigns, representatives and beneficiaries, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER(S):

Phyllis Ann Freeman Freemon
PHYLLIS ANN FREEMAN FREEMON

James Allan Freeman
JAMES ALLAN FREEMAN

Frank Ray Freeman
FRANK RAY FREEMAN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHYLLIS ANN FREEMAN FREEMON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 9 day of December, 2008.

Notary Public

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: **MY COMMISSION EXPIRES May 08, 2012**

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, JAMES ALLAN FREEMAN, the within named 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, at office, this 4 day of December, 2008.

Notary Public

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **MY COMMISSION EXPIRES May 08, 2012**

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, FRANK RAY FREEMAN, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, on this the 9 day of December, 2008.

Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES May 08, 2012

Name and Address of Property Owner:

STEPHANIE C. HATCHETT and RONALD EARL HATCHETT

1138 CAHAL AVENUE
NASHVILLE, TENNESSEE 37206

Property Address:

1202 CHESTER AVENUE, NASHVILLE, TENNESSEE 37206

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 72.14, PARCEL 117

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$45150.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Ronald Earl Hatchett
Affiant

Sworn to and subscribed before me, a Notary Public, this 9 day of December, 2008.

Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES May 08, 2012

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115 08-8230

EXHIBIT 'A'

Being the west 18 feet of Lot No. 16 and the east 23 feet of Lot No. 15 in the subdivision of Chesterfield Place, a plan of which is of record in Book 332, page 147, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 fronts 18 feet on the southerly side of Chesterfield Avenue (now Chester Avenue) and extends back between parallel lines 132 feet to an alley.
Said part of Lot No. 15 fronts 23 feet on the southerly side of Chesterfield Avenue (now Chester Avenue) and extends back between parallel lines 132 feet to an alley.

Being the same property conveyed to Charlie W. Freeman, by Deed from James Knox Gribble and Hunter Gribble and wife, Anne Gribble, of record in Book 2273, page 545, Register's Office for DAVIDSON County, Tennessee. Charlie W. Freeman's wife, Mildred Christine Freeman, died on 9-25-99. Charlie W. Freeman died on September 23, 2007, unmarried and testate, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 07P-1874, Will Instrument ———, the property was devised unto Frank Ray Freeman, Phyllis Ann Freeman and James Allan Freeman, the grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2009 and subsequent years, A LIEN, not yet due and payable (MAP 72.14, PARCEL 117).
2. All matters as set forth on the Plan of Chesterfield Place of record in Book 332, page 147, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.