WARRANTY DEED

ALW-09-3454

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Wanda A. Webb
Affiant

Subscribed and sworn to before me, this 25th DAY OF September, 2009.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN — NOTARY PUBLIC — STATE OF TENNESSEE — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Webb	Bank of America	
3454 Knight Drive (ADDRESS)	P.O. Box 10423 (ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410 (CITY) (STATE) (ZIP)	49-335.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HERBERT D. CHAFIN JR., A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL D. WEBB AND WIFE, WANDA A. WEBB, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being land in Davidson County, Tennessee, being part of a tract recorded in Book 2801, Page 133, Register's Office for Davidson County, Tennessee, and in a survey made by Ernest Davis, dated July 15, 1997, recorded in Book 09061, Page 95, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point 1250.7 feet North of Green Lane in the Westerly margin of Knight Road; thence South 85 degrees 40 minutes West 368 feet; thence North 4 degrees 20 minutes West 107.3 feet; thence North 85 degrees 40 minutes East 382 feet to the Westerly margin of Knight Road; thence South 2 degrees 30 minutes West 108 feet to the point of beginning.

Being the same property conveyed to Herbert D. Chafin, Jr. by Warranty Deed from The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-2, recorded on the 3rd day of October, 2003 in Instrument No. 20031003-0146419, in the Register's Office of Davidson County, Tennessee.

This is not the marital residence of Grantor's spouse, or any dependants, as defined by statute.

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

unimproved ( )
This is improved (X) property, known as 3454 Knight Drive, Whites Creek, Tennessee 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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/our hand(s) this 10th day of September, 2009.

Herbert D. Chafin Jr.

BILL GARRETT, Davidson County
Trans: T20090066960 DEEDWARR
Recvd: 10/01/09 15:55 2 pgs
Fees:13.00 Taxes:610.50

20091001-0091393

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Herbert D. Chafin Jr., 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 and official seal, this the 10th day of September, 2009.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013



RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530