39-B

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $399,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2009.

Notary Public
My commission expires: 5-8-2010

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
WILLIE IRONS

BILL GARRETT, Davidson County
Trans: T20090067842 DEEDWARR
Recvd: 10/05/09 14:17 2 pgs
Fees: 13.00 Taxes: 1476.30
20091005-0092504

Address of New Owner:	Send Tax Bills to:	Tax Information
Henry R. Chassaignac 1213 Lone Oak Road Nashville, TN 37215	Tennessee Bank & Trust 330 Mayfield Dr., Ste. C-6 Franklin, TN 37067	131-07-0A-001.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janet French Jarrard, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Henry R. Chassaignac and wife, Florence S. Chassaignac,** 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:

Land in Davidson County, Tennessee, being Lot 1, PHASE II AND III, HILLSBOROUGH PLACE, as shown on plat of record in Plat Book 5200, Page 160, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Janet French Jarrard and R. Thomas Jarrard, Co-Executors of the estate of John C. Jarrard, Deceased to Janet French Jarrard as recorded on the 17th day of June, 2003 in Instrument No. 20030617-0082891 and Warranty Deed from Vicki S. Innis Atnip, a married woman to John C. Jarrard, married as recorded on the 19th day of March, 1998 in Book 10845, Page 840, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1213 Lone Oak Road, Nashville, TN 37215

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 30th day of September, 2009.

Janet French Jarrard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janet French Jarrard,** the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 30th day of September, 2009.

Notary Public

My Commission expires: _____

FILE NO: 2009091358

My Commission Expires November 22, 2010

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DANIELLE GRIGGS