Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #09-1276

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Florence S. Chassaignac, and husband, Henry R. Chassaignac**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan Marquis Durst, and Elizabeth Ryan Durst, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of a Subdivision of Lots Nos. 6 and 7 of Block "E" in Whitland Realty Company's Subdivision, as shown on plat of record in Plat Book 547, Page 114, in the Register's Office for Davidson County, Tennessee, further described as:

Said Lot No. 2 fronts 65 feet on the easterly side of Wilson Boulevard and runs back 243 feet on the northerly line and 227 feet on the southerly line to a deadline measuring 58 feet thereon.

Being the same property conveyed to Florence B. Stumb, an unmarried woman by Warranty Deed dated June 24, 2005 of record in Inst. No. 20050630-0075368, Register's Office, Davidson County, TN.

Florence B. Stumb is now married and known as Florence S. Chassaignac. Henry R. Chassaignac, spouse of Florence S. Chassaignac, joins in this conveyance to convey any and all marital interest he may have in the said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 206 S. Wilson Blvd., Nashville TN, 37205.**

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 21st day of October, 2009.

Florence S. Chassaignac

Henry R. Chassaignac

BILL GARRETT, Davidson County
Trans:T20090072731 DEEDWARR
Recvd: 10/27/09 08:58 2 pgs
Fees:13.00 Taxes:1417.10
20091027-0098805

State of Tennessee )
County of Davidson )

On this 21st day of October, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Florence S. Chassaignac and Henry R. Chassaignac, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 383,000.00.

Affiant

Sworn and subscribed before me on this the 21st day of October, 2009.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:
Ryan Marquis Durst
206 S. Wilson Blvd.
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

TAX MAP-PARCEL #:
103-16-104