STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20100028836 DEEDWARR
Recvd: 05/13/10 12:18 2 pgs
Fees:13.00 Taxes:77.70
20100513-0036927

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 2010.

Notary Public
MY COMMISSION EXPIRES: 4/23/14
File No. G10-0471D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jason Hefner (NAME)	Same (NAME)	43-9-308
248 Duling Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Charles C. Chenault, Jr. and wife, Jomelia Duke Chenault, Trustees U/A/D November 28, 1995**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Hefner, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, State of Tennessee, described as follows to-wit:

Being the Easterly 57 feet of the Northerly 153 feet of Lot No. 1 on the plan of BLOCK "M", WOODLAWN ESTATES, as shown by plat of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said part of said lot fronts 57 feet on the South side of Duling Avenue and runs back between parallel lines along the Westerly margin of Kate Street, 153 feet to a dead line.

BEING the same property conveyed to Charles C. Chenault, Jr. and wife, Jomelia Duke Chenault, Trustees U/A/D November 28, 1995 from Neil Chenault, Individually, by Quit Claim Deed dated April 4, 1996, in Book 10518, Page 877, in the Register's Office for Davidson County, Tennessee.

Pursuant to Trust Agreement dated November 28, 1995, signature of either Trustee shall be sufficient to execute this deed.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 248 Duling Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 3rd day of May, 2010.

The Charles C. Chenault, Jr. and Jomelia Duke
Chenault Joint Revocable Living Trust Agreement

Jomelia Duke Chenault Trustee May 03, 2010
BY: Jomelia Duke Chenault, Trustee Date

STATE OF Tennessee

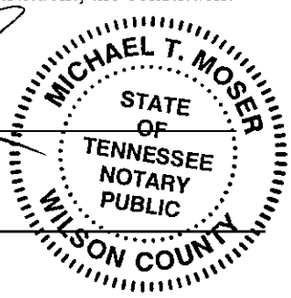
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jomelia Duke Chenault, Trustee for The Charles C. Chenault, Jr. and Jomelia Duke Chenault Joint Revocable Living Trust Agreement, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of May, 2010.

My Commission Expires: 3/31/14

Notary Public



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066