WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Chapman (NAME)	Kimbrough-Kavanaugh and Assoc. (NAME)	MAP 133-11
Valley Ridge Dr. (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	PAR 94
Nashville Tenn (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	EW

For and in consideration of the sum of - - - - - - - - - - - - $16,350.00 - - - - - - - - - -

- - - - - - - - - - - - - - SIXTEEN THOUSAND THREE HUNDRED FIFTY AND NO/100 DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged,

Randall Phillips Builders, Inc., a corporation organized and existing under the laws of the State of Tennessee, with its principal aoffice and place of business in Nashville, Davidson County, Tennessee, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said John M. Chapman and wife, Dorothy J. Chapman, 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, Tennessee, being Lot No. 74 on the Plan of Valley View Meadows, Section 2, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northwesterly margin of Elysian Fields Road, the common corner of Lots 73 and 74; thence on the line between said lots 107.09 feet to the common corner of Lots 73, 74 and 75; thence on the line between Lots 75 and 74, 106.86 feet to a point on the northeasterly margin of Valley Ridge Drive; thence southeasterly along said margin 85.0 feet to a point which is the beginning of a curve; thence around said curve 39.27 feet to a point on the northwesterly margin of Elysian Fields Road; thence along said margin 90.0 feet to the beginning.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Howard L. Haynes and wife, Marion Haynes and Ben R. McDonald and wife, Pauline B. McDonald, of record in Book 3644, page 55, said Register's Office.

Miller Kimbrough, Trustee, joins in this conveyance for the sole purpose of releasing the lien of record in Book 3799, page 189, said Register's Office.

Miller Kimbrough, Trustee

This is ~~unimproved~~ improved property, known as ---------- (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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. 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.

In witness whereof, the said Randall Phillips Builders Inc., has caused its corporate name to be hereunto subscribed by its duly authorized officer at Nashville, Tennessee this 14th day of October, 1964.

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips
President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jan Glascock, a Notary Public in and for said County and State, the within named Miller Kimbrough, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of October 19 64.

Commission expires MAY 22, 1965

Jan Glascock
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Jan Glascock, a Notary Public within and for the State and County aforesaid, personally appeared Randall Phillips and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Randall Phillips as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 14th day of October, 19 64.

My commission expires MAY 22, 1965

Jan Glascock
Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

John M. Chapman et ux

KIMBROUGH-KAVANAUGH AND ASSOCIATES

54627

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 15 1 56 PM '64

NOTED: BOOK 110 PAGE 240
RECORDING FEE $ 2.25
DEP. REG. 2

$16,350

STATE TAX $ 24.53
PROBATE
TOTAL $ 25.03 50

OCT 15 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID OCT 15 1964