THIS INSTRUMENT WAS PREPARED BY

John W. Kelley Attorney **WARRANTY DEED** BOOK 4037 PAGE 423

NASHVILLE, TENNESSEE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billie R. Chapman, et ux (NAME)	Billy R. Chapman (NAME)	Map 119-9
309 Bowwood Drive (STREET ADDRESS OR ROUTE NUMBER)	633 Murfreesboro Rd. (STREET ADDRESS)	Par. 258
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville (CITY) Tenn (ZONE) (STATE)	

For and in Consideration of the sum of --------Twenty-Five Thousand and no/100----

($25,000.00)---------- *DOLLARS*

Cash in hand paid by Billie R. Chapman and wife, Barbara Ann Chapman, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; and for the further considerations of the assumption by the grantees of an indebtedness in the amount of $77,608.59 due Albert F. Rice and wife, Georgia Rice, and Herman E. Clower and wife, Elizabeth Clower, as evidenced by an installment deed of record in Book 3127, page 175, Register's Office for Davidson County, Tennessee, and as further evidenced by an agreement between the grantor and these said parties for the payment of said indebtedness which the grantor hereby assigns to the grantee; and for further consideration, the grantee does hereby assume the balance of a note dated July 1, 1965, made by the grantor to A. Fred Rice in the amount of $18,494.45 balance; and for further consideration the grantee does hereby assume the balance of a note due in the present balance of $1,459.73 which the grantor made to A. Fred Rice and which was in the original amount of $6,500.00;

the grantor, Ratterman's American Service Center Company

has ~~XXXX~~ *bargained and sold, and by these presents do transfer and convey unto the said* Billie R. Chapman and wife, Barbara Ann 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 the 6th Civil District of Davidson County, Tennessee, being a part of Lots Nos. 9, 10 and 11, and a part of an alley now closed, and a triangular parcel lying south of said alley on the easterly margin of the Nolensville Pike, said lots being a part of the Tanksley Subdivision, of record in Plat Book 547, page 56, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Nolensville Pike, as widened, said point being opposite center line station 501 + 83.6 (which center line station is south 25° 13' east 240.9 feet from the intersection of the center line of the Nolensville Pike with the center line of Thompson Lane, as widened) said point being in George D. Waller's northerly line; thence north 65° 42' east 77.54 feet to an iron pin; thence south 87° 02' 30" east 23.0 feet to an iron pin; thence north 24° 31' 20" west 47.32 feet to an iron pin; thence north 4° 33' east 74.62 feet to a point in the southerly margin of Thompson Lane as widened; thence westwardly, with said southerly margin and along a 0° 38.192' curve to the left 23.83 feet to a point, the point of tangency; thence continuing with said southerly margin of Thompson Lane, north 88° 53' west 20.2 feet to a point at the beginning of a curve (whose included angle is 22° 07' and radius is 118.0 feet); thence with said curve westwardly and southwardly 45.55 feet to a point, the beginning of a second curve (whose included angle is 72° 06' and radius is 43.0 feet); thence with said curve westwardly and southwardly 54.11 feet to a point, the beginning of a third curve (whose included angle is 22° 07' and radius is 118.0 feet); thence with said curve southwardly and eastwardly 45.55 feet to a point in the easterly margin of Nolensville Pike, as widened; thence with the said margin of Nolensville Pike, south 24° 42' 30" east 60.4 feet to the beginning.

Being property conveyed to Ratterman's American Service Center Company, a Tennessee corporation, by deed from Woodbine Laundry & Cleaners Company, a Tennessee corporation, by deed of record in Book 3371, page 114, Register's Office of Davidson County, Tennessee.

The grantor, Ratterman's American Service Center Company, does by this instrument assign to the grantee, Billie R. Chapman, et ux, its right, title and interest in and to a certain lease and agreement with the American Oil Company, dated July 31, 1964, and the grantee does hereby accept said assignment and takes the above described property subject to all of the terms and conditions of said leasing agreement.

This is { unimproved / improved } property, known as ..... (House Number) (Street) P. O. Address (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billie R. Chapman and wife, Barbara Ann Chapman, their *heirs and assigns, forever.*

And it does *do covenant with the said* Billie R. Chapman and Barbara Ann Chapman *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as heretofore noted in this instrument.

And Ratterman's American Service Center Company does *further covenant and bind* itself, its successors and assigns ~~executors 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.*

Witness its *hand this* 15th *day of* July, 1966, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Attest:

John D. Kelley, Jr.
Secretary

RATTERMAN'S AMERICAN SERVICE CENTER CO.

By: [signature]
President.

Billie R. Chapman
Billie R. Chapman

Barbara Ann Chapman
Barbara Ann Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Daniel M Weber, a Notary Public in and for said County and State, the within named Billie R. Chapman and Barbara Ann Chapman

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of July, 1966.

Daniel M Weber, Notary Public.

Commission Expires MY COMMISSION EXPIRES OCT. 26, 1968

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dorothy Walton a Notary Public of the State and County aforesaid, personally appeared Walter Ratterman, Jr. & John W. Kelley, with whom I am personally acquainted, and who, upon oath, acknowledged themself to be president & secretary of the Ratterman's American Service Center Co., the within named bargainor, a corporation, and that they as such president & secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themself as president & secretary.

Witness my hand and seal, at office in Nashville, Davidson County, Tenn, this 15 day of July, 1966.

Dorothy Walton
Notary Public

Commission Expires July 31, 1966.

DOROTHY WALTON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RECORDED MAY 1968

STATE TAX $ 1.50
PROBATE .50
TOTAL $ 1.50

JUL 20 1966

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

PAID JUL 20 1966

WARRANTY DEED

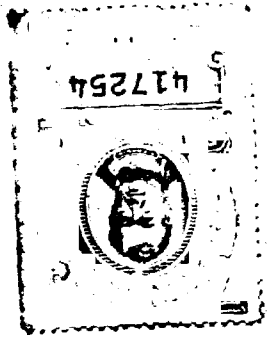
FROM

Ratterman's American Service Center Company

TO

Billie R. Chapman and wife, Barbara Ann Chapman

309 Burrwood Nashville Dr



Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

36228

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY
STATE OF TENN.

Jul 20 10 57 AM '66

NOTED BOOK 1142 PAGE 505
RECORDING FEE $2.25
DEP. REGISTER

BOOK 4037 PAGE 439