(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.)

BOOK 4259 PAGE 583

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack L. Chapman et ux	First Federal Savings & Loan Assn.	
(NAME): 228 Foxboro Drive	(NAME): Union at Fourth	Map 42-13
(STREET ADDRESS OR ROUTE NUMBER): Madison, Tennessee 37115	(STREET ADDRESS): Nashville, Tennessee 37219	Par. 76
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ---------- ($10.00) *DOLLARS* cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of an indebtedness owing to First Federal Savings & Loan Association; secured by a deed of trust of record in Book 4192, page 18, Register's Office for Davidson County, Tennessee; We, VAN H. VEATCH AND WIFE, DORIS S. VEATCH, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ JACK L. CHAPMAN AND WIFE, LORETTA R. CHAPMAN, herein 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, Tennessee, being Lot No. 31 on the Plan of Hedgewood Hills, Section Two, as corrected by instrument recorded in Book 4188, page 975, as of record in Book 3700, page 44, Register's Office for said County.

Said Lot No. 31 fronts 199.69 feet on the northerly side of Foxboro Drive, and extends back 386.8 feet on the westerly line and 355.75 feet on the easterly line, to a line in the rear on which it measures 73.3 feet.

This conveyance also includes the escrow account held in connection with the above described loan, which the said grantors convey all of their right, title and interest thereto to the said grantees.

This is improved (X) unimproved ( ) property, known as 228 Foxboro Drive (House Number) (Street), Madison, Tennessee 37115 (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 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,* except as stated herein.

And we, the said grantors, *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.*

Witness our *hand* s *this* 2nd *day of* August, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Van H. Veatch
(Van H. Veatch)

Doris S. Veatch
(Doris S. Veatch)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned a Notary Public in and for said County and State, Van H. Veatch and wife, Doris S. Veatch,

the within named bargainor S, 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 Madison Tennessee.
this 2nd day of August 1968

Notary Public

Commission expires August 25, 1968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____ the within named bargainor, a corporation, and that he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____

Witness my hand and seal, at office in _____
this _____ day of _____, 19____

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 19,479.19 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jack L Chapman
Affiant

Subscribed and sworn to before me this the 2nd day of Aug. 1968

Notary Public

Commission Expires: 8-25-68

AUG 14 68	CONV	19,479.19			
AUG 14 68	S'TAX		A*	50.70	
AUG 14 68	PR'FEE		A*	.50	
AUG 14 68	W'DEED		A*	3.00	* 54.20

WARRANTY DEED

FROM
VAN H. VEATCH ET UX

TO
JACK L. CHAPMAN ET UX

A09021

IDENTIF. REFERENCE

Aug 14 11 06 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Mail Madison Title Co. 320 Gallatin Rd. Nash. Tenn.