FORM NO. WD-1

BOOK 4845 PAGE 353

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 19 74

Notary Public

MY COMMISSION EXPIRES: 7-7-77

(AFFIX SEAL)

JOHN T. CONNER, JR. THIS INSTRUMENT WAS PREPARED BY
Attorney, First American Center, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Lee Renick, Sr. (NAME)	The Lomas & Nettleton Company (NAME)	Map 96-16-44
6604 Sussex Circle (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 3D 81805
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (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 HEREBY ACKNOWLEDGED, WE, Philip E. Chapman and wife, Marsha Dee Chapman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Lee Renick, Sr.

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, Tennessee, being Lot No. 43 on the Plan of Sec. V, Hickory Bend, as of record in Book 3600, page 45, Register's Office for said County.

Said Lot No. 43 fronts 75.02 feet on the easterly side of Ortega Road, and runs back 176.2 feet on the northerly line and 157.8 feet on the southerly line, to a dead line in the rear, on which it measures 117.9 feet, said dead line is a broken line.

Being the same property conveyed to Philip E. Chapman and wife, Marsha Dee Chapman, by deed from George W. Rand, Jr. and wife, Shirley A. Rand, of record in Book 4389, page 406, Register's Office for Davidson County, Tennessee.

SUBJECT TO Deed of Trust of record in Book 4190, page 540, Register's Office of Davidson County, Tennessee, securing the payment of a note executed by George W. Rand, Jr. and wife, Shirley A. Rand, to Murphree Mortgage Company, etc., the unpaid balance of which is expressly assumed by the Grantee; SUBJECT TO restrictive covenants of record in Book 3642, page 478, Register's Office of Davidson County, Tennessee; SUBJECT TO easements and setback lines contained in Owner's Certificate shown on Plan of record in Book 3600, page 45, said Register's Office; and SUBJECT TO 1974 taxes which have been prorated and assumed by Grantee.

This is unimproved ( ) improved (X) property, known as 705 Ortega Road, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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.

Witness our hand S this 20th day of August, 1974

PHILIP E. CHAPMAN MARSHA DEE CHAPMAN

STATE OF TENNESSEE
Davidson County

BOOK 4845 PAGE 354

Personally appeared before me, Carl T. Williams Jr., a Notary Public in and for said County and State, the within named Philip E. Chapman and Marsha Dee Chapman

the bargainors, 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 20th day of August, 19 74.

Commission expires 7-1-75

Carl T. Williams Jr.
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM PHILIP E. CHAPMAN, ET UX

TO WILLIAM LEE RENICK, SR.

C 67951

IDENTIF. REFERENCE

AUG 21 9 57 AM '74

FEE DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 21	CONV	23,000.00			
AUG 21	S'TAX		A*	59.80	
AUG 21	FR'FEE		A*	.50	
AUG 21	W'DEED		A*	4.00	* 64.30