| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Allan R. Chapman et ux | John W. Murphree Co. | 149-5-37 |
| (NAME) | (NAME) | |
| 4860 Barclay Square Dr. | 1283 Murfreesboro Road | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch, Tennessee 37013 | Nashville, Tennessee | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

WARRANTY DEED

For and in consideration of the sum of $10.00

Ten and no/100---------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

Randall Phillips Builders, Inc.

have bargained and sold, and by these presents do transfer and convey unto the said Allan R. Chapman & Wife, Faye Chapman

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 153 on the Plat of Barclay Square, Section 3, of record in Plat Book 4675, page p54, Register's Office for said County.

Said Lot 153 fronts 71.0 feet on the easterly margin of Barclay Square Drive and extends back 134.11 feet on the northerly line and 107.57 feet on the southerly line to a line on the rear which is a broken line on which it measures 101.01 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc. by deed from James I. Vance Berry, Trustee of record in Book 4577, page 640, Register's Office for Davidson County, Tennessee.

| | | | | | |
|---|---|---|---|---|---|
| JAN 27 76 | CONV | 32,400.00 | | | |
| JAN 27 76 | S'TAX | | B* | 84.24 | |
| JAN 27 76 | PR'FEE | | B* | .50 | |
| JAN 27 76 | W'DEED | | B* | 4.00 | * 88.74 |

unimproved ( )
This is improved ( ) property, known as 4860 Barclay Square Drive
(House Number) (Street)

Antioch, Tennessee 37013
(P. O. Address) (City or Town) (Zip Code)

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 our hands this 26th day of January, 19 76.

Randall Phillips Builders, Inc.

By: Stanford M. Hilliard Jr.

STATE OF TENNESSEE
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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Sandra L. Nolan, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins Jr. xxxx and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice Pres. xxx and _____ respectively of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice Pres. xxxx and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Lunsford M. Hollins Jr. as such Vice President ~~and as such _____~~.

Witness my hand and seal at office in Nashville, Tennessee, this 26th day of January, 1976

Commission expires 7/27/77 Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 32,400.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Allan R. Chapman

Sworn to and subscribed before me
this 26th day of January, 1976.

My commission expires 7/27/77 Notary Public

| This instrument was prepared by: | |
|---|---|
| C.H.Briley Jr., Atty. | 344 4th Ave. North Nashville, Tennessee |
| Name | Address |

WARRANTY DEED

G-243128 SN

FROM

Randall Phillips Builders, Inc.

TO

Allan R. Chapman et ux

D 3 3 7 3 3

IDENTIF. REFERENCE

JAN 27 3 46 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219