WARRANTY DEED

BOOK 4994 PAGE 118

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald B. Chapman	Mortgage Associates Ins. of Georgia	Map 61-6
(NAME)	(NAME)	
705 Nella Drive	Suite 300, 1835 Savoy Drive, N. E.	Parcel 151
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn. 37072	Atlanta, Georgia 30341	12D-10260
(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 and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance in the amount of $28,734.34 of an indebtedness payable to Mortgage Associates; and secured by a deed of trust executed by H. Ronald Elrod and wife, Sharon Elrod, to Richard D. Cahoy, Trustee, of record in Book 4614, page 329, Register's Office for Davidson County, Tennessee;

We, H. RONALD ELROD AND WIFE, SHARON ELROD,

have this day bargained and sold, and do hereby transfer and convey unto the said RONALD B. CHAPMAN, unmarried,

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of GraMar Acres, Section 14, as of record in Book 4300, page 53, said Register's Office, as follows:

Said Lot No. 13 fronts 100 feet on the northerly margin of Maplewood Lane and extends back on the westerly margin 222.7 feet and 221.9 feet on the easterly margin to a dead line in the rear which measures 100 feet thereon.

Being the same property conveyed to H. Ronald Elrod and wife, Sharon Elrod, by deed from J. T. McLean and wife, Carol L. McLean, of record in Book 4614, page 327, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,034.34

Subscribed and sworn to before me, this the 30th day of January 19 76

Affiant Ronald B. Chapman

My commission expires 11-17-76 (Affix Seal)

Notary Public Diane H. Floyd

This is unimproved ( ) improved (X) property, known as 549 Maplewood Lane, (House Number) (Street) Nashville P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ronald B. Chapman, his *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ronald B. Chapman, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 30th *day of* January, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. Ronald Elrod
H. RONALD ELROD

Sharon Elrod
SHARON ELROD

This instrument prepared by:
WILLIAMS SHIELDS & [illegible]
Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

Recorded [illegible]

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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,* H. Ronald Elrod and wife, Sharon Elrod,

the within named 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 Madison, *Tennessee, this* 30th *day of* January, *19* 76

Deane G. Hoyd *Notary Public*

Commission expires 11-17-76

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 .....

WARRANTY DEED

FROM

H. RONALD ELROD ET UX

TO

RONALD B. CHAPMAN, unmarried

D 34755

IDENTIFICATION REFERENCE

FEB 4 1 40 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

FEB-4-76	CONV	39,034.34			
FEB-4-76	S'TAX		B*	101.40	
FEB-4-76	PR'FEE		B*	.50	
FEB-4-76	W'DEED		B*	4.00	* 105.90

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