FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,354.08

John R. Chapman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 19 76

John D. Adams
Notary Public

MY COMMISSION EXPIRES: 3-8-80
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Wilkins, Adams & Weems, Attys., 401 Union St., Nashville, TN. 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John R. Chapman et ux (NAME) | SAME (NAME) | 22W 13455 118-1 246 |
| 702 No. 12th St. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 22W 12530 118-1 319 |
| Nashville, TN. (CITY) (STATE) (P. O. ZIP) | (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, Walton Daniel Newell and wife, Betty H. Newell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Chapman and wife, Delois M. Chapman

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. 88 on the Map of Dr. L.G. Noel's Second Idlewild Subdivision, of record in Book 332, page 77, Register's Office for Davidson County, Tennessee.

SAID Lot No. 88 fronts 50 feet along the southerly margin of Paris Avenue (formerly Pope Avenue) and extends back between parallel lines 150 feet to an alley.

LAND in Davidson County, Tennessee being Lot No. 151 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 151 fronts 50 feet along the south margin of Montrose Avenue and extends back 126 feet on the east line and 133.7 feet on the west line to an alley in the rear on which it measures 50.7 feet.

BEING the same property conveyed to Walton Daniel Newell and wife, Betty H. Newell by deed from William H. Rice and wife, Donna Elaine Rice of record in Book 4952, page 125, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to V.H. Rice and wife, Mary R. Rice of record in Book 4694, page 467, Register's Office, for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 909 Montrose Place and 1005 Paris Avenue, Nashville, TN.
(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 23rd day of July, 19 76

Walton Daniel Newell
Walton Daniel Newell

Betty H. Newell
Betty H. Newell

BOOK 5043 PAGE 477

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walton Daniel Newell and wife, Betty H. Newell

the 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 Nashville, Tennessee, this 23rd day of July 19 76

Commission expires 3-8-80

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

JOHN V. ADAMS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

060104

IDENTIF. REFERENCE

JUL 26 1 47 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

# WARRANTY DEED

FROM Walton Daniel Newell and wife, Betty H. Newell

TO John R. Chapman and wife, Delois M. Chapman

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Bdw-1 Bdx-8

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|---|---|---|---|---|---|
| JUL26% | CONV | 20,354.08 | | | |
| JUL26% | S'TAX | | B* | 53.04 | |
| JUL26% | PR'FEE | | B* | .50 | |
| JUL26% | W'DEED | | B* | 4.00 | * 57.54 |