BOOK 5069 PAGE 819

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September 1976.

Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

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)	24W 11475
702 North 12th Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 105-13
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 135

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, WILLIAM H. RICE AND WIFE, DONNA C. RICE

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. 1, on the plan of Washer's Subdivision, of record in Book 3106, page 87, Register's Office for said County.

SAID Lot No 1 fronts 50 feet on the northerly margin of Beechwood Avenue and extends back 188 feet on the easterly line and 188 feet on the westerly line to a line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to William H. Rice and wife, Donna C. Rice by deed from Traber and Robinson, Attorneys of record in Book 5002, page 672, 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 Vivion H. Rice and wife, Mary Rice of record in Book 4873, page 313, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1404 Beechwood Avenue, Nashville, Tennessee
(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 14th day of September, 1976

William H. Rice — Donna C. Rice

William H. Rice

Donna C. Rice

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Rice and wife, Donna C. Rice

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 14th day of September 1976

Commission expires 3-8-80

John V. Adams
Notary Public

JOHN V. ADAMS NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE AT LARGE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

William H. Rice and wife,

Donna C. Rice

TO

John R. Chapman and wife,

Delois M. Chapman

D 6 8 6 1 0

IDENTIFICATION REFERENCE

SEP 20 10 56 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Box-8 Rou-1

SEP 20 76	CONV	22,500.00			
SEP 20 76	S'TAX		B*	58.50	
SEP 20 76	PR'FEE		B*	.50	
SEP 20 76	W'DEED		B*	4.00	* 63.00