This Instrument Prepared By:
DAVID R. HERBERT

BOOK 5463 PAGE 93

Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
59-10-63	James E. Chatman ~~Vera A. Chatman~~ VERA A. STEVENS CHATMAN	Mercantile Mortgage Company P.O. Box 14569 St. Louis, MO 63178
FIELD BOOK NUMBER(S) 13DA-33480	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3817 Augusta Drive	LOAN OR ACCOUNT NO. 018253-3 PROPERTY IS XX ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

Aletha C. Armstrong, now Holder

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James E. Chatman and wife, ~~Vera A. Chatman~~ VERA A. STEVENS CHATMAN W/C

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREIN

5420 07/17 160.64- CHECK

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 9th day of July, 19 79.

Aletha C. Armstrong

Aletha C. Armstrong, now Holder

Aletha Holder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5463 PAGE 94

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Aletha C. Armstrong, now Holder

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 9th day of July, 1979.

My commission expires: 7-18-82

Notary Public

STATE OF _____
COUNTY OF _____

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

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 58,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 79

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM Aletha C. Armstrong, now Holder

TO James E. Chatman
Vera A. Chatman

F-39281

IDENTIF. REFERENCE

JUL 11 9 55 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires:

Notary Public

Land in Davidson County, Tennessee, being Lot No. 385, on the Plan of Haynes Manor, Section 3, as of record in Book 4175, Page 11, Register's Office for Davidson County, Tennessee, to-wit:
BEGINNING on the north margin of August Drive at the corner of Lots Nos. 384 and 385; thence north with the line of those lots, 108 feet to a monument; thence east with the line of Lots Nos. 385 and 386, 112 feet to the west margin of DuBois Drive; thence south with the drive, 83 feet to a monument; thence around a curve, southwesterly 39.27 feet to a monument in the north margin of Augusta Drive; thence with the Drive west, 87 feet to the beginning.

BEING the same property conveyed to Harry Lee Armstrong and wife, Aletha C. Armstrong by deed from W. C. Allen and Irene M. Allen of record in Book 4412 page 632, Register's Office, the said Harry Lee Armstrong having since conveyed said property to Aletha C. Armstrong by quitclaim deed of record in Book 5431, page 568, Register's Office for said County.

THIS conveyance is made subject to restrictive covenants of record in Book 4228, page 685-698 and as amended in Book 4243, pages 869-872, Register's Office for Davidson County, Tennessee.

THIS will further certify that Aletha C. Armstrong is the one and same person as Aletha C. Holder.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5463 PAGE 96

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			58900.00- CO	
			153.14 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	162.64-
5420A07/11/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-39281

IDENTIF. REFERENCE

JUL 11 9 55 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 696178