This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5635 PAGE 934

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank Chalfont	SAME	105-7-490
c/o Wayne Williams Properties (NAME)	(NAME)	
1600 Hayes Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Frank Chalfont and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Grace S. Copeland, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Frank Chalfont

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Nancy Moore Subdivision, as of record in Book 5190, page 388, Register's Office for said County.
Said Lot No. 2 fronts 50.00 feet on the south side of Moore Avenue and extends back 150.89 feet on the north line and 150.89 feet on the south line to a dead line measuring 50.00 feet thereon.

Being part of the property conveyed to Turner Copeland and wife, Grace S. Copeland by deed from W. C. Sloan, Jr., Charles Russell Sloan, Marjorie Sloan Kauffman and Rita Gayle Sloan Vaden and Howard Eugene Sloan, of record in Book 4066, page 54, Register's Office for said County, the said Turner Copeland having since died.

This conveyance is subject to the plan of record in Book 5190, page 388, Register's Office for said County, shows an Owner's Certificate and a 20-foot building set-back line from Moore Avenue.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,000.00

Subscribed and sworn to before me, this the 12th day of July, 19 84

Affiant Grace S. Copeland

My commission expires: 4-22-84 (Affix Seal)

Notary Public Geraldine Goodman

unimproved (X)
This is improved ( ) property, known as 543 Moore Avenue, Nashville, Tennessee 37203
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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 Grantees, their (successors), heirs 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.

Witness our hands this 12th *day of* July, *19* 84 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Grace S. Copeland

Grace S. Copeland

BOOK 5635 PAGE 935

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, JERALDINE Goodman, *a Notary Public in and for said County and State,* Grace S. Copeland, unmarried

the within named bargainor....., 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 10th *day of* July, *19* 80

Geraldine Goodman
Notary Public

Commission expires April 22, 1984

JERALDINE GOODMAN NOTARY PUBLIC STATE OF TENNESSEE

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 .....

5097 08/10 22.10- CHECK

WARRANTY DEED

FROM
Grace S. Copeland

TO
Frank Chalfont
Mail to: Mr. Preston Lee
Lee's Barricade Co.
Seete 109
Mountain View

G 01-976

IDENTIF. REFERENCE

AUG 12 9 49 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5635 PAGE 936

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6000.00- CO	
			15.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 22.10-	
5097A08/12/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G01-976

IDENTIF. REFERENCE

AUG 12 9 49 AM '80

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 773196