This instrument prepared by: Homer R. Ayers, Attorney, 100 New Long Hollow Pike, Goodlettsville, TN 37072

Mail

3412 01/05 165.10- CHECK

WARRANTY DEED

BOOK 5697 PAGE 330

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CARL H. BEAN, JR.	Federated Financial Mtg.Corp.	Map 43-1
(NAME) P.O. Box 5921	(NAME) P. O. Box 1588	Parcel 146
(STREET ADDRESS OR ROUTE NUMBER) Nashville 37205	(STREET ADDRESS) Smyrna, GA 30080	11 D 25085
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of --------TEN AND 00/100----------

----------($10.00)---------- *Dollars.*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book 5509, page 754, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and agrees to hold Grantor harmless from same,

RONALD B. CHAPMAN, single, hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said CARL H. BEAN, JR. D/B/A MUSIC CITY INVESTMENT ENTERPRISES, hereinafter referred to as Grantee, his ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of Part of Lot "M", W. P. Ready's Subdivision of record in Book 5190, page 206, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald B. Chapman by deed from Bill Inglis and wife, Rubye F. Inglis, of record in Book 5509, page 751, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 60,964.58

Subscribed and sworn to before me, this the 31st day of December 19 80

Affiant

My commission expires: 2-14-81 (Affix Seal) Notary Public

This is improved (X) unimproved ( ) property, known as 108 Shannon Avenue, Madison, TN 37115
(House Number) (Street) 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 ..... Grantee, his ..... *(successors), heirs and assigns forever* ..I.... *covenant that* ...I...am.. *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

..I.... *further covenant and bind* .....myself, my..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* ..... Grantee, his ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness ..... *hand* ..... *this* 31st ..... *day of* ..... December ..... , 19 80, *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Ronald B. Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD B. CHAPMAN, single the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville Tennessee, this 31st day of December, 19 80.

Notary Public

Commission expires 2-12-81

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
RONALD CHAPMAN, single

TO
CARL H. BEAN, JR. D/B/A
MUSIC CITY INVESTMENT ENTERPRISES

G 24255

IDENTIF. REFERENCE

JAN 5 2 57 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5697 PAGE 332

FOR

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
			60964.58- CO	
			158.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 165.10-	
3412401/05/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

324255

IDENTIF. REFERENCE

JAN 5 2 58 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 800570