BOOK 6051 PAGE 997

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $36,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 19 83

Notary Public

MY COMMISSION EXPIRES: 10-14-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHNNY F. DRAKE (NAME)	Capitol Mortgage Corporation (NAME)	61-16
1237 McAlpine Avenue (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive, Suite 206 (STREET ADDRESS)	15DZ21580
Nashville, Tn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville TN 37217 (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, JESSE BRANSFORD FROGUE and JAMES WENDELL CHAPPELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHNNY F. DRAKE and wife, BRENDA R. DRAKE,

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 being Lot No. 13 on the Unrecorded Map of Chappell's Subdivision of Lots Nos. 21, 23, 25, 27, 29, 31, 33, 35 and 37 of the Monte Vista Plan of record in Book 421, Page 143, in the Register's Office for Davidson County, Tennessee, and described according to a survey dated January 17, 1940, by BLanchard & Parrish, Engineers, as follows:
Beginning at a point in the northerly margin of McAlpine Avenue, 189.2 feet west of he intersection of a curve of the westerly margin of Kennedy Street, the common corner of Lots Nos. 13 and 14 of Chappell's Subdivision; thence westerly with the northerly margin of McAlpine Avenue, 50 feet to a point, the common corner of Lots 12 and 13; thence northerly with the common line between Lots Nos. 12 and 13, 170 feet to a point; thence easterly 50 feet to a point, the common corner of Lots 13 and 14 of the Chappell Subdivision; thence southerly with the common line between Lots Nos. 13 and 14, 170 feet to a point of beginning.

BEING the same property conveyed to Jesse Bransford Frogue, et al of record in Book 5252, Page 97, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1237 McAlpine Avenue, Nashville, Tn. 37216
(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 their hands this 22nd day of April, 19 83

X Jesse Bransford Frogue
JESSE BRANSFORD FROGUE

X Thomas Guy Chappell
THOMAS GUY CHAPPELL

Guy C. Chappell
GUY CHAPPELL

X James Wendell Chappell 4/26/83
JAMES WENDELL CHAPPELL

X Elizabeth Frogue Chappell
ELIZABETH FROGUE CHAPPELL

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JESSE BRANSFORD FROGUE, JAMES WENDELL CHAPPELL, THOMAS GUY CHAPPELL, GUY CHAPPELL et UX, ELIZABETH FROGUE CHAPPELL

the bargainors, 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 22nd day of April, 19 83.

Commission expires 10/19/86

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 (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 JESSE BRANSFORD FROGUE, JAMES WENDELL CHAPPELL

TO JOHNNY F. DRAKE, BRENDA R. DRAKE

H46174

IDENTIF. REFERENCE

MAY 5 12 43 PM '83

FELIX Z. FULTON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:
SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238
Phone: 259-3666

5493

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6051 PAGE 999

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36500.00-	CO
			94.90	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	101.40-
			5423A05/05/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 6 1 7 4

IDENTIF. REFERENCE

MAY 5 12 43 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 946983