THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 5346 PAGE 250

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Lenice B. Chapman 818 Tuckahoe Dr. Madison, Tn. 37115	SAME	Map 42-9 Parcel 116 11D-08905

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated June 11, 1975, and filed for record June ___, 1975, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4922, page 3, and note of even date thereby secured, in the original principal amount of $23,000.00, payable to Dobson & Johnson, Inc. which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of Larry D. Riley and wife, Mary E. Riley under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned, We, LARRY D. RILEY and wife, MARY E. RILEY, hereinafter referred to as the "GRANTORS" have this day bargained and sold, and do hereby transfer unto the said LENICE B. CHAPMAN, hereinafter referred to as the "GRANTEE", her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Kemper Heights, Section 2, as of record in Book 2331, page 104, Register's Office for said County.

Said Lot No. 60 fronts 69.6 feet on the northerly side of Tuckahoe Drive and extends back between lines 160.4 feet on the westerly side and 166.4 feet on the easterly side to a dead line in the rear on which it measures 87.2 feet.

Being the same property conveyed to Larry D. Riley and wife, Mary E. Riley, by deed from Anthony E. Daniel and wife, Judy A. Daniel, of record in Book 4922, page 1, Register's Office, Davidson County, Tennessee.

07/28 132.50 CHECK

$930

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, her heirs and assigns forever, the GRANTORS, covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for 1984 State and County taxes, prorated and assumed in full by the Grantees, and that which appears of record.

The GRANTORS, further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons.

WITNESS our hands on this the 24th day of July, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lenice B. Chapman
LENICE B. CHAPMAN

Larry D. Riley
LARRY D. RILEY

Mary E. Riley
MARY E. RILEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY D. RILEY and wife, MARY E. RILEY, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, on this the 24th day of July, 1984.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-9-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6346 PAGE 252

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

WITNESS my hand and official seal at Goodlettsville, Tennessee, on this the 24th day of July, 1984.

Deanna M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Lenice B. Chapman
Affiant

Subscribed and sworn to before me, this the 24th day of July, 1984.

Deanna M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

RUSH

I 3877 8

IDENTIF. REFERENCE

JUL 26 8 34 AM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6346 PAGE 253

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

55000.00- CAMT.
143.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 152.50-
6930A07/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-3877-8

IDENTIF. REFERENCE

Jul 26 9 34 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0055889