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

Mail

CORRECTED
WARRANTY DEED

BOOK 6535 PAGE 896

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Thomas J. Chappell, ETAL 2437 Baker Road Goodlettsville, TN 37072	Same as new owner	Map 6 Parcel 61

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, THOMAS J. CHAPPELL, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents do transfer and convey unto the said JANE C. GREGORY and THOMAS J. CHAPPELL, as joint tenants with survivorship obtaining, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tracts No. 11 and 12 of the unrecorded subdivision of the Myers property on Bakers Station Road in the 10th Civil District, and described together according to a survey by Odo E. Rhodes, as follows:

BEGINNING at a point in the center of Bakers Station Road, a corner to Tract No. 13 of this land, which was conveyed to George L. Fuqua, et ux by deed from Zack Q. Myers, et ux, of of record in Book 3710, page 408, Register's Office for said County, thence with Tract #13 No. 57 deg. 45' East 424 feet, more or less, to a point in the L & N Railroad right of way; thence with said right of way So. 28 deg. East 200 feet, more or less, to a point and So. 18 deg. East 237 feet, more or less, to a point; thence leaving said right of way and intersecting the center line of Baker Station Road and continuing with same So. 70 deg. West 332 feet, more or less, to a point in curve of said road; thence continuing with center of said road No. 69 deg. West 32 feet, more or less, and No. 34 deg. 15 min. West 316 feet, more or less to the point of beginning, and containing 3 acres, more or less.

Being the same property conveyed to Thomas J. Chappell and wife, Dora C. Chappell, by deed from Zack Q. Myers and wife, Toccoa B. Myers, of record in Book 3883, page 257, Register's Office, Davidson County, Tennessee. The said Dora C. Chappell having died on December 15, 1978, and the said property now vests solely in Thomas J. Chappell.

This property is conveyed subject to the right of way of Bakers Station Road and all easements apparent and of record.

IT is the intent of the parties that Jane C. Gregory and Thomas J. Chappell shall own the property above described as joint tenants, with survivorship obtaining and that upon the death of either of the Grantees the survivor of them, his/her heirs and assigns, shall own the property in fee simple.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except 1984 taxes and all subsequent years and that which appears of record.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS my hand on this the 17 day of April, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thomas J. Chappell
THOMAS J. CHAPPELL

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 THOMAS J. CHAPPELL, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 17th day of April, 1985.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4-9-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $8,000.00.

Patsy Davidson
Affiant

Sworn to and subscribed before me, this the 17th day of April, 1985.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4-9-88

I.9.7.4.7.5

IDENTIF. REFERENCE

APR 10 9 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN