This Instrument Was Prepared By:
Claiborne K. McLemore, III, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

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Address New Owner(s):
Michael Chappell
1405 Calvin Ave.
Nashville, TN 37206

Send Tax Bills to:
Michael Chappell
1405 Calvin Ave.
Nashville, TN 37206

Map/Parcel No:
82-16-423

Mail

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, AEBY CONSTRUCTION CORPORATION (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL P. CHAPPELL and wife, DIANE L. CHAPPELL (the "Grantees"), their heirs, successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Section 2 Aeby Subdivision as of record in Book 6250, page 579, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to Aeby Construction Corporation by deed of record in Book 6588, page 52, said Register's Office.

This property is subject to:

1. 1985 property taxes, a lien but not yet due and payable.

2. The reservation by Historic Nashville, Inc. of a possibility of reverter by instrument of record in Book 6588, page 52, said Register's Office.

3. The requirement of approval by Historic Edgefield, Inc. of any and all improvements to be made to the property, as reserved in instrument of record in Book 6588, page 52, said Register's Office.

4. All zoning laws and other laws on regulations affecting the use of the property and restrictive covenants of record in the Register's Office for Davidson County, Tennessee.

5. The reservation by Aeby Construction Corporation of a possibility of reverter with the purpose and effect that on the date which is 12 calendar months from the date of this deed, title to the property, if substantial construction of improvements on the property has not occurred, shall revert to Aeby Construction Corporation. "Substantial construction of improvements" is defined as the completion of footings, foundation and all framing of one residential unit on the property according to plans which have received prior approval of Historic Edgefield, Inc. as required by other provisions of this deed. Upon the request of Grantees, and with satisfactory proof of satisfaction of the preceding requirements, Grantor will execute releases of the reverter rights in a recordable form.

This is improved property known as 913 Russell Street, Nashville, Tennessee.

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

AND Grantor covenants that it is 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 as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 1985.

AEBY CONSTRUCTION CORPORATION

By: Victor G. Aeby Jr. Pres
Victor G. Aeby, Jr., President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Victor G. Aeby, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Aeby Construction Corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of September, 1985.

Christine C. Fike
Notary Public

My Commission Expires: Dec 1, 1987

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $3,522.56.

Michael Chappell
Affiant

Subscribed and sworn to before me, this
30 day of Sept., 1985.

Christine C. Fike
Notary Public

My Commission Expires: November 1, 1987

IDENTIFICATION REFERENCE

41077

OCT 2 11 43 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6671 PAGE 251

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

3522.56- CAPIT.
9.10 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 15.60-
2577A10/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41077

IDENTIFICATION REFERENCE

OCT 2 11 43 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178149