FILE BOX "7" FILE NO. 20990

BOOK 716 PAGE 35

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,500.00

Merritt L. Chaplin Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF MARCH, 19 87

Notary Public

MY COMMISSION EXPIRES: 1-10-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MERRITT L. CHAPLIN, SR.et ux	NATIONAL MORTGAGE COMPANY	MAP 83-6
(NAME) 2004 Benjamin Street	(NAME) 4041 Knight Arnold Road	PARCEL 169
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37206	(STREET ADDRESS) Memphis, Tennessee 38118	27W-15770
(CITY) (STATE) (P.O. ZIP)	(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, JOHN FUQUA et ux BETTY FUQUA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MERRITT L. CHAPLIN, SR., et ux CYNTHIA L. CHAPLIN,

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:

BEING the westerly 1/2 of Lot No. 3 on the Plan of Sneed & Hamilton's Resubdivision of Lots Nos. 2, 3, 7, 8, 9, 10, 15, 16, 17 and 18 in First Subdivision of Brownsville, as of record in Book 161, page 149, Register's Office, Nashville, Tennessee.

SAID westerly half of said Lot 3 fronts 50 feet on the south side of Benjamin Street formerly Locke Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to John Fuqua and wife, Betty Fuqua by deed from John N. Wilson and wife, Doris K. Wilson, of record in Book 5385, page 306, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to REALTY MORTGAGE, INC., of record in Book 5182, page 271, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN NOW BEING WITH NATIONAL MORTGAGE COMPANY.

03/06/87 10:17 CHECK 3969

This is unimproved ( ) improved (X) property, known as 2004 Benjamin Street, Nashville, Tennessee 37206
(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 our hands this 5th day of March, 19 87

John Fuqua
JOHN FUQUA

Betty Fuqua
BETTY FUQUA

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 JOHN FUQUA and wife, BETTY FUQUA

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of March, 1987.

Commission Expires 1-10-89

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
JOHN FUQUA et ux

BETTY FUQUA

TO
MERRITT L. CHAPLIN, SR., et ux

CYNTHIA L. CHAPLIN

0134 1.

IDENTIFICATION REFERENCE

MAR 6 3 01 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

[illegible] PMT.
[illegible] CSTAX
.50 [illegible]
6.50 [illegible]
CHECK 117.10-
[illegible] PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01341.

IDENTIFT REFERENCE

MAR 6 3 02 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 54158