BOX 15

BOOK 7583 PAGE 939

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 19 88.

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Gary D. Springer (NAME) | S A M E (NAME) | 119-09 |
| 2637 Grandview Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | #4 |
| Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 6DA-26120 |

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 R. Chapman and wife, Deloris M. Chapman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary D. Springer and wife, Judith A. Springer

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, Tennessee, being Lot No. 3, on the map showing subdivision of the Hughes Residence Lot, and a resubdivision of Lot Nos. 57, 58, 59, 60, 70, 71, 72 and 73, including alley in rear of said lot, in the subdivision of Edenwold Park as of record in Book 421, page 153, Register's Office for said County, described as follows:

Beginning on the westerly margin of Grandview, formerly Marshall Avenue, at the corner of Lots Nos. 2 and 3, and running thence with the westerly margin of said Avenue, northwardly 50 feet to the corner of Lots Nos. 3 and 4; thence with the dividing line between Lots 3 and 4 in a southwesterly direction, 259 feet and continuing with said dividing line, westwardly 126 feet to the easterly margin of said alley; thence with the easterly margin of said alley, southwardly 50 feet to the corner of Lots 2 and 3; thence with the dividing line between said Lots 2 and 3 eastwardly 136.9 feet; thence continuing with said line, in a northeasterly direction 269.2 feet to the point of beginning.

Being the same property conveyed to John R. Chapman by deed from A. A. Boone and wife, Margaret P. Boone and E. M. Comstock and wife, Marjorie B. Comstock of record in Book 7127, page 202, 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 Vendor's Lien of record in Book 7466, page 808, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 2637 Grandview Avenue, Nashville, TN 37211
(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 hereto 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 June, 19 88.

John R. Chapman

Deloris M. Chapman

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Larry L. Westbrook, a Notary Public in and for said County and State, the within named John R. Chapman and wife, Deloris M. Chapman

the bargainors, 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 22nd day of June 19 88.

Commission expires June 5, 1989

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 (his oath) (himself) upon (their several oaths) acknowledged (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 _____.

0192 06/27 0101 03CHECK 444.70

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

My commission expires _____

Notary Public

FILED JUN 27 '88 4:45 PM
CAROL MCMILLIN REGISTER
DAVIDSON COUNTY, TN

4408 5

IDENTIFICATION REFERENCE

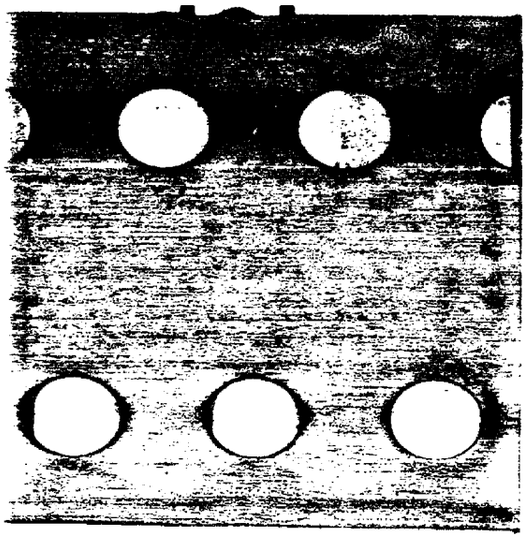
WARRANTY DEED

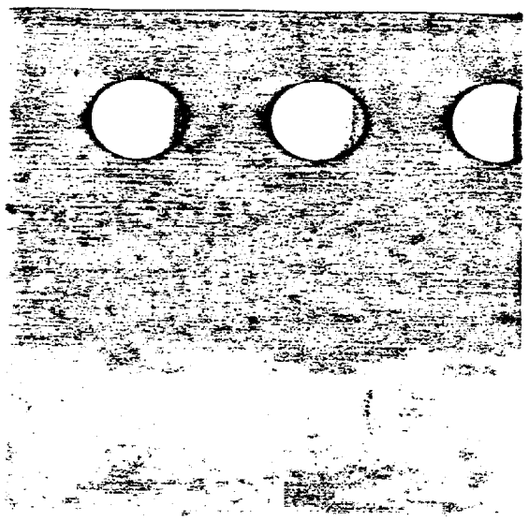
FROM
John R. Chapman and wife, Deloris ~~M. Chapman~~

TO
Gary D. Springer and wife, Judith ~~A. Springer~~

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

BOX 15





**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 TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | CAMT 156500.00 |
| | | | | CON TX 438.20 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 444.70 |
| | | | | CHECK 444.70 |
| 06/27/88 | 01 | | | 13:47 0001 0192 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44085

IDENTIFICATION REFERENCE

JUN 27 1 46 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 106964