THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

RETURN TO: STEWART & BLACK
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 7813 PAGE 939

4410 04/11 0101 03CHECK 19.70

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS:
W. Y. DRAPER, JR., and MARY MARGRET WARNER 313 WESTCHESTER DRIVE MADISON, TN 37115	SAME	Map 52-10 Parcel 5

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, E. C. CHANCE and wife, MALINDA CHANCE, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said W. Y. DRAPER, JR., and MARY MARGRET WARNER, as equal tenants-in-common, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in the 11th Civil District of Davidson County, Tennessee, being a part of the R. L. Alexander tract of 18.84 acres of part of the H. B. Chadwell Tract, as of record in Book 421, page 61, Register's Office for said County, and according to a copy of a survey by H. Gee, Surveyor, dated October 24, 1963, is described as follows:

BEGINNING at a point in the westerly margin of Howse Avenue, said point being located 2471 feet, more or less, from the center line of Neely's Bend Road as measured with said margin; thence with said margin, South 1°1' West, 35.30 feet to a point; thence South 67°56' West 77.0 feet to a point; thence North 20°30' West, 33.97 feet to a point; thence South 88°59' East 90 feet to a point of beginning.

BEING the same property conveyed to E. C. Chance and wife, Malinda Chance, by Warranty Deed from Kathleen Chance, a widow, of record in Book 5145, page 974, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as:

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 23rd day of March, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

23765

APR 11 9 21 AM '89

E. C. CHANCE

MALINDA CHANCE

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is $ 4,000.00 .

E. C. Chance
AFFIANT

Subscribed and sworn to before me, this 22nd day of March, 1989.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89

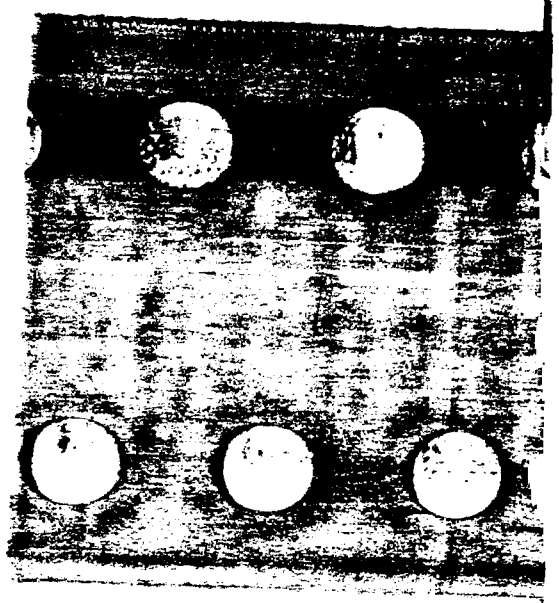
STATE OF TENNESSEE)
COUNTY OF Sumner)

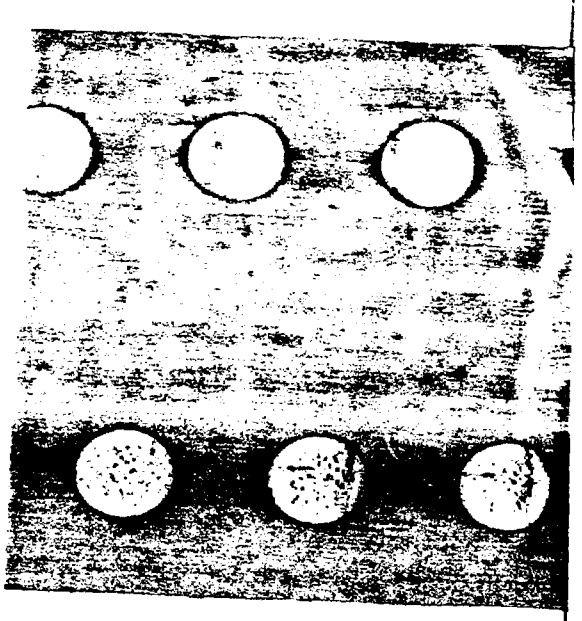
Before me, the undersigned, a Notary Public in and for said county and state, personally appeared E. C. CHANCE and wife, MALINDA CHANCE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 22nd day of March, 1989.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7813 PAGE 941

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	4000.00
			CON TX	13.20
			PRFEE	0.50
			MDEED	6.00
			TOTAL	19.70
			CHECK	19.70
04/11/89	01		09:21 0001	4410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23785

IDENTIFICATION

APR 11 9 21 AM '89

No. 198311