BOX 8/ch

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
David W. Chandler
3424 Daisy Trail
Antioch, TN 37013

MORTGAGEE:
Leader Federal Bank for Savings
P. O. Box 2926
Memphis, TN 38101-2926

MAP-PARCEL NUMBERS:
MAP 150-07
PARCEL 438
02D-75108

**WARRANTY DEED**

BOOK 7915 PAGE 70

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donald G. Mason and wife, Jessica L. Mason hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David W. Chandler and wife, Virginia F. Chandler hereinafter called the Grantee, Grantee's 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. 290 on the plan of Section Seven-A "The Country", of record in Book 6250, page 308, Register's Office for said County.

SAID Lot No. 290 fronts 80.00 feet on the northerly margin of Daisy Trail and extends back between parallel lines 125.00 feet to a dead line.

Being the same property conveyed to Donald G. Mason and wife, Jessica L. Mason by deed from William E. Stark and wife, Pamela J. Stark of record in Book 7593, page 265, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6482, page 682, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is being executed on behalf of Donald G. Mason and wife, Jessica L. Mason by Pat Cantrell as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The affidavit of said Attorney in Fact is attached as an exhibit to this deed and incorporated herein by reference.

This is ~~(X)~~ improved property, known as 3424 Daisy Trail, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 3rd day of August, 19 89.

Jessica L. Mason BY: Pat Cantrell, Attorney in Fact

Donald G. Mason BY: Pat Cantrell, Attorney in Fact

**STATE OF TENNESSEE**
**COUNTY OF** _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7915 PAGE 71

Before me, the undersigned, of 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 ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 104,500.00.

David W Chandler
Affiant

Subscribed and sworn to before me, this the 7th day of August, 1989.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

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 Pat Cantrell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Donald G. Mason and Jessica L. Mason, as their Attorney in Fact as the free act and deed of the within named Donald G. Mason and Jessica L. Mason.

Witness my hand and official seal at Nashville, Tennessee, the 3rd day of August, 1989.

Notary Public

My Commission Expires: 9-26-92

PERCY WILKINS, JR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

**WARRANTY DEED**

from:
Donald G. Mason and wife, Jessica L. Mason

to:
David W. Chandler and wife, Virginia F. Chandler

**WILKINS & IVEY**
**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

STATE OF Tennessee

COUNTY OF Davidson

# A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Pat Cantrell

**Affiant**
Pat Cantrell

Sworn to and subscribed before me this 3rd day of August, 19 89.

Notary Public

My Commission Expires: 9-26-92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

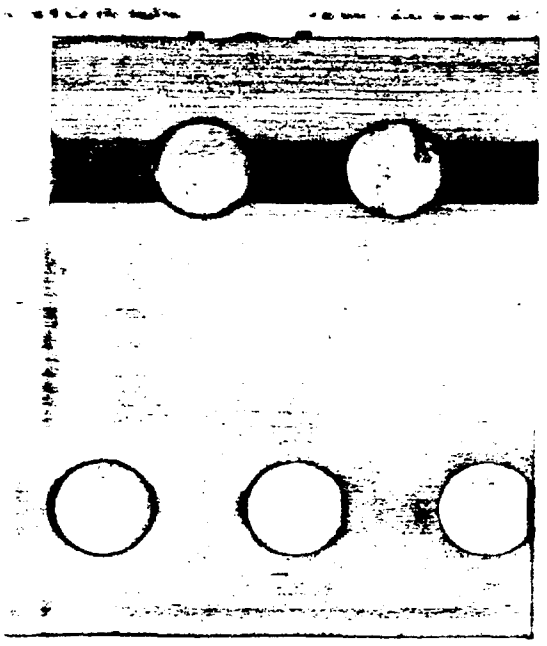
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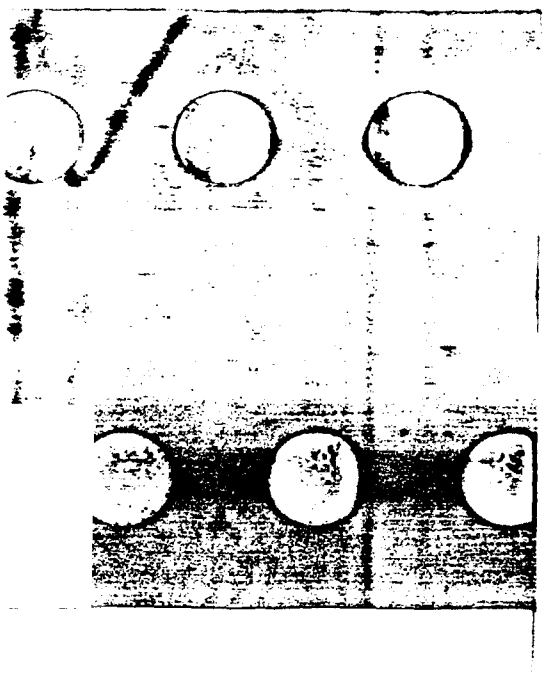
IDENTIF. REFERENCE

AUG 15 9 54 AM '89

FELIX Z. WILSON ILLEGIBLE
DAVIDSON COUNTY TN.

57871





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

**BOOK 7915 PAGE 73**

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

MAMT
104500.00
ERR CO
MAMT
104500.00-
CON TX 344.85
PRFEE 1.00
WDEED 9.00
TAX 354.85
CHECK 354.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/15/89 01 10:00 0001 5808

57871

IDENTIF. REFERENCE

AUG 15 9 54 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

**No.** 239081