FILE BOX 61

FORM NO. WD-1 REV. 10-86

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Virgil E Chapman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1990.

Notary Public

MY COMMISSION EXPIRES: 11-27-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., Suite 130,One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Virgil E. Chapman (NAME)	THDA, c/o Leader Federal Bank for Savings (NAME)	71-12-74
1605 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Memphis, Tn. 38101-2926 (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, Charles J. Woodard, III and wife, Carolgene Woodard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virgil E. Chapman and wife, Vivian Lynn Chapman

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 the northerly 70 feet front and 87.3 feet rear of Lot No. 1 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee. Said part of Lot No. 1 fronts 70 feet on the easterly side of Jones Avenue and runs back 295 feet on the northerly line and 285 feet, more or less, on the southerly line to the westerly line of Lot No. 5 measuring 87.3 feet thereon.

BEING the same property conveyed to Charles J. Woodard, III and wife, Carolgene Woodard by deed from Willard T. Frye and wife,Marie Frye of record in Book 6633 page 808, Register's Office for Davidson County, Tennessee.

30740

IDENTIF. TREFERENCE

JUN 4 1 30 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

unimproved (XX)
This is improved ( ) property, known as 1605 Jones Avenue, (House Number) (Street) Nashville, Tennessee 37207 (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 hand(s) this 1st day of June, 1990

~~Charles J. Woodard, III~~ Charles J Woodard III

~~Carolgene Woodard~~ Carolgene Woodard

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 Charles J. Woodard, III and wife, Carolgene Woodard

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 1990.

Commission expires 1-27-93

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

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

My commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

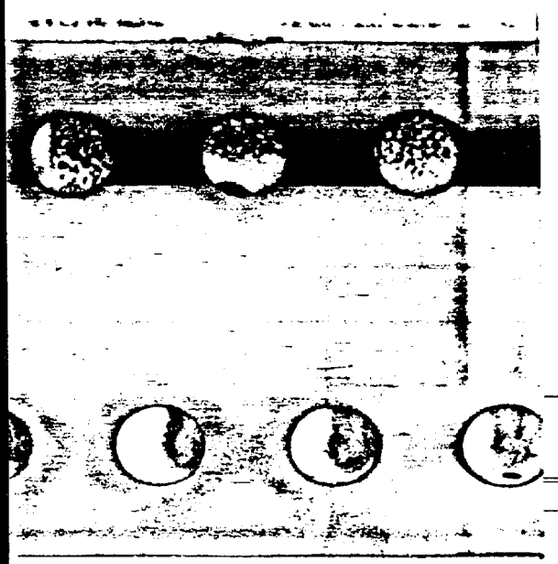
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

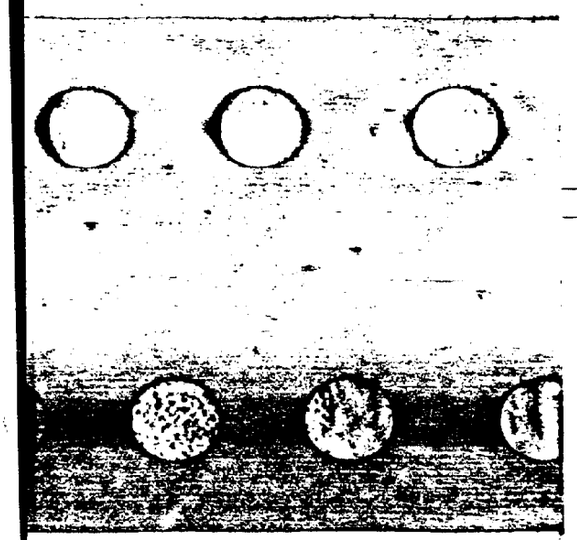
Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

Notary Public

6746 06/04 0101 CHECK 155.00





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
				CAMT 45000.00
				CON TX 148.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 155.50
				CHECK 155.50
06/04/90	01			13:29 0001 6746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30740

IDENTIF. REFERENCE

JUN 4 1 30 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324443