This Instrument Prepared By:

F. B. Murphy, Jr., Attorney
214 Second Avenue, North
Suite 204
Nashville, Tennessee 37201

Map No. 47

0264 08/15 0101 03CHECK 207.97

Parcel No. 35

WARRANTY DEED

Address New Owners:	Send Tax Bills To:
Mr. & Mrs. A. Wayne Chapman 4845 Sulphur Creek Road Nashville, Tennessee 37218	First Tennessee Bank, NA P. O. Box 474 Memphis, Tennessee 38101

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, FRANK EUGENE BEASLEY and wife, DOROTHY M. BEASLEY, hereinafter called Grantors, have this day bargained and sold, and do hereby transfer and convey unto ANTHONY WAYNE CHAPMAN and wife, GINA LORRAINE CHAPMAN, Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Being located in the 13th Civil District and more particularly described by metes and bounds as follows: BEGINNING at an iron pen (set), said pen being the Northwest corner of the herein described parcel and in the line of Lloyd F. Potts as recorded in Book 5071, page 895, Register's Office for Davidson County, Tennessee, thence severing the lands of Buford B. Vester, Jr., as of record in Book 3924. page 585, Register's Office for said County, North 73 deg. 23' 14" East, 371.97 feet to a 20 inch walnut tree; thence, South 20 deg. 16' 49" East, 1259.47 feet to an iron pin (set) in the South line of Vester; thence, along Vester's South line South 73 deg. 29'32" West, 143.00 feet to a 10 inch locust snag, a corner to Robert McCloud, et ux as recorded in Book 2106, page 340, Register's Office for said County; thence, along the line of McCloud North 35 deg. 29'08" West, 64.14 feet to a 16 inch sassafras tree; thence, North 20 deg. 57'15" West, 46.58 feet to a 26 inch oak tree; thence, North 31 deg. 11'22" West, 51.96 feet to a 30 inch oak tree; thence, North 31 deg. 03'46" West, 102.75 feet to a 12 inch oak stump; thence, 46 deg. 42'14" West, 106.98 feet to a 20 inch hickory stump; thence, North 61 deg. 25'23" West, 172.07 feet to a 6 inch dead hickory tree; thence, North 46 deg. 27'06" West, 280.23 feet to a 8 inch hickory tree; thence, North 25 deg. 08'38" West, 101.18 feet to a concrete monument by a 14 inch hickory tree, a corner to McCloud and Lloyd F. Potts as recorded in Book 5071, page 895, Register's Office for said County; thence, along the line of Potts, North 06 deg. 00'00" West, 449.62 feet to the POINT OF BEGINNING, and containing 10.00 acres, more or less, and being the same property conveyed to Frank Eugene Beasley and wife, Dorothy Mae Beasley by Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of record in Book 7424, page 382, Register's Office for Davidson County, Tennessee.

This is improved property known as 4845 Sulphur Creek Road, Nashville, Tennessee 37218.

THIS CONVEYANCE is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property, and subject to any state of facts which an accurate survey of

said property would show.

TO HAVE AND TO HOLD, the said 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 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 unemcumbered, 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 land to the GRANTEES, their heirs and assigns, against any lawful claims of all persons whomsoever.

Witness our hands this 15th day of August, 1990.

Frank E Beasley
FRANK EUGENE BEASLEY

Dorothy M. Beasley
DOROTHY M. BEASLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, F. B. Murphy, Jr., a Notary Public in and for said County, the within named Frank Eugene Beasley and Dorothy M. Beasley, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 15th day of August, 1990.

F. B. Murphy Jr.
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires November 27, 1993.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 60,891.44.

Audrey W. Clayton
AFFIANT

Subscribed and sworn to before me this 15th day of August, 1990.

F. B. Murphy Jr.
NOTARY PUBLIC

My Commission Expires November 27, 1993.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RECORDED
AUG 15 3 54 PM '90
METRO REGISTER

IDENTIFICATION

49700

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8175 PAGE 441

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 60891.44
				CON TX 200.97
				PRFEE 1.00
				WDEED 6.00
				TOTAL 207.97
				CHECK 207.97

08/15/90 01 15:56 0001 0264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4970.00

IDENTIFICATION REFERENCE

AUG 15 3 54 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 346691