This Instrument Prepared By: Kurt V. Beasley
Attorney at Law
Suite 104
104 Eastpark Drive
Brentwood, TN 37027

Address New Owner:
DAVID TODD CHAPMAN
3995 Union Hill Road
Joelton TN 37080

Send Tax Bills To:
SAME

Map and Parcel
Map 36,
Parcel 1
(part of)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, paid in cash, and other good and valuable consideration received from the GRANTEE hereinafter named, I, DAVID CHAPMAN, hereinafter called the GRANTOR, has this day bargained and sold, and these presents do transfer and convey unto the said DAVID TODD CHAPMAN, hereinafter called the GRANTEE, his heirs and assigns, all of my interests in a certain tract or parcel of land in Davidson County and Cheatham County, State of Tennessee, described as follows: TO-WIT:

> Land lying partly in Davidson County and partly in Cheatham County being known as Tract 3 of the David A. Allen land as described according to the survey of R. L. Montoya, Registered land surveyor, April 15, 1986 as follows:
>
> Beginning at an iron pin in the westerly margin of Higdon Road, at which point said right-of-way intersects the southerly margin of Arrington Road; thence, with the margin of Higdon Road along a curve to the left having a radius of 323.47 feet, delta 20 degrees 9 minutes 59 seconds, tangent of 57.52 feet, and a length of 113.85 feet to an iron pin; thence, South 25 degrees 48 minutes 36 seconds east 26.86 feet to an iron pin; thence, going along a curve to the right having a radius of 719.24 feet, delta 13 degrees 12 minutes 55 seconds, tangent of 83.32 feet, and a length of 165.89 feet to an iron pin; thence, along a curve to the right having a radius of 245.00 feet, delta 38 degrees 59 minutes 11 seconds, tangent of 86.73 feet and a length of 166.71 feet to an iron pin in the westerly margin of Cotton Patch Road; thence, along said margin with a curve to the left having a radius of 886.95 feet, delta 21 degrees 57 minutes 7 seconds, tangent of 172.02 feet, and a length of 339.82 feet to an iron pin; thence, South 4 degrees 25 minutes 57 seconds West 5.58 feet to an iron pin; thence, leaving the margin of Cotton Patch Road North 55 degrees 55 minutes 41 seconds East 306.64 feet to an iron pin, being the southerly corner of this Tract and the common corner of this Tract and Tract 2 and Tract 4 on said survey; thence, north 27 degrees 9 minutes 47

seconds West 516.40 feet to an iron pin; thence, North 56.00 degrees 29 minutes 56 seconds east 99.82 feet to an iron pin; thence, North 68 degrees 44 minutes 25 seconds east 62.39 feet to an iron pin; thence, North 51 degrees 19 minutes 26 seconds east 203.37 feet to an iron pin; thence, North 24 degrees 12 minutes 26 seconds east 302.41 feet to a large tree; thence, North 65 degrees 26 minutes 47 seconds east 76.70 feet to the point of beginning, containing 6.54 acres, more or less.

Conveyance is subject to a Right-of-Way Agreement of Record in Book 96, Page 571, Register's Office of Cheatham County, Tennessee.

Tract 3 is conveyed subject to the rights of the owners of Tract 2 and Tract 4 to tap on to and/or have access to city water if it is available to Tract 3.

Furthermore, conveyance is subject to any restrictions of record including but not limited to any restrictions in prior deeds of record.

Being part of the same property conveyed to David Chapman, a single person, by deed from David A. Allen and wife, Rita Allen, of Record in Book 6890, Page 65, Register's Office for Davidson County, Tennessee.

This is unimproved property located at Cotton Patch Road, Nashville, Tennessee.

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, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the 19th day of March, 1991.

DAVID CHAPMAN

STATE OF TENNESSEE
COUNTY OF Davidson

3204 05/01 0101 03CHECK 56.20

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID CHAPMAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 19th day of March, 1991.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires October 9, 1991

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $~~10.00~~ $14,000.00.

AFFIANT

Sworn to and subscribed before me this 19th day of March, 1991.

NOTARY PUBLIC

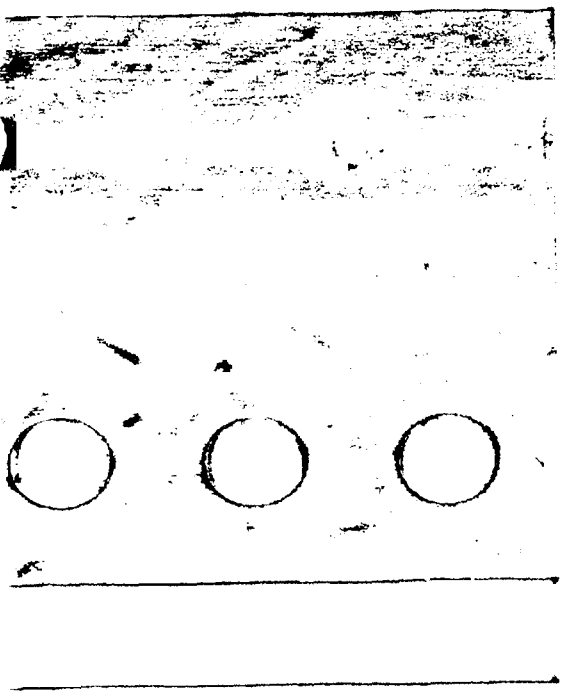
My Commission Expires:
My Commission Expires October 9, 1991

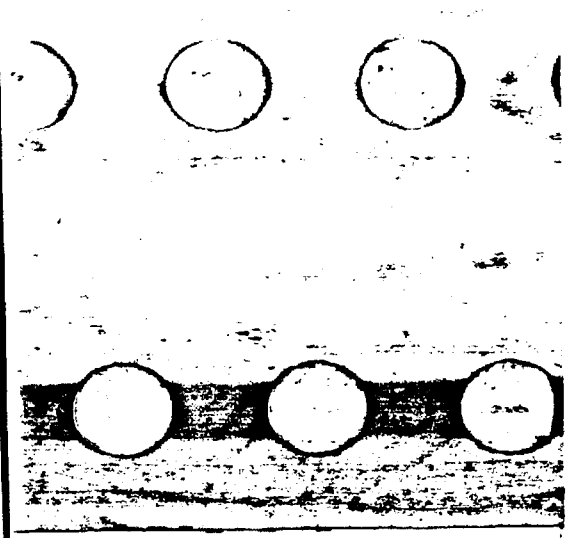
IDENTIF. REFERENCE

MAY 1 1 45 PM '91

FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY TN.

10980





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8342 PAGE 419

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 14000.00
CON TX 46.20
PRFEE 1.00
WDEED 9.00
TOTAL 56.20
CHECK 56.20

05/01/91 01 13:45 0001 8204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10980

IDENTIF. REFERENCE

MAY 1 1 45 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 417862