BOOK 8342 PAGE 429

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

Address New Owner:
TIFFANY R. CHAPMAN
3005 Union Hill Road
Dalton, Tn. 30720

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 TIFFANY R. CHAPMAN, hereinafter called the GRANTEE, her 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 in Davidson County being known as Tract 4, 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 Cotton Patch Road, said point being the northeasterly corner of this Tract and the Southeasterly corner of Tract 3 on said survey, and being 813.13 feet along the margin of said Cotton Patch Road and Higdon Road south of 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 Cotton Patch Road south 4 degrees 25 minutes 57 seconds west 277.12 feet to an iron pin; thence, continuing with said right-of-way along a curve to the right having a radius of 343.63 feet, delta 52 degrees 5 minutes 51 seconds, tangent of 167.96 feet and a length of 312.45 feet to an iron pin; thence, South 56 degrees 31 minutes 48 seconds west 48.43 feet to an iron pin, being the southerly corner of this Tract and the Southeasterly corner of Tract 2 on said survey; thence, North 10 degrees 36 minutes 59 seconds west 75.90 feet to an iron pin; thence, North 3 degrees 6 minutes 59 seconds west 300 feet to an iron pin; thence, North 27 degrees 9 minutes 47 seconds west 19.28 feet to an iron pin, said point being the northwesterly corner of this Tract and a common corner of Tract 2 and Tract 3 on said survey; thence, North 55 degrees 55 minutes 41 seconds east 306.64 feet to the point of beginning, containing 2.00 acres more or less.

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 665, Register's Office for Davidson County , Tennessee.

Land lying partly in Davidson County and Cheatham County being known as Tract 2, 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 northwesterly margin of Cotton Patch Road, being the southeasterly corner of this Tract and the southerly corner of Tract 4 on said survey, and being a distance of 1451.13 feet along the westerly margin of Cotton Patch Road and Higdon Road south of an iron pin in the westerly margin of said Higdon Road, at which point said right-of-way intersects the southerly margin of Arrington Road; thence, with the margin of Cotton Patch Road south 56 degrees 31 minutes 48 seconds west 142 feet to an iron pin; thence, with a curve to the left having a radius of 447.63 feet, delta 26 degrees 19 minutes 29 seconds, tangent of 104.68 feet, and a length of 204.63 feet to an iron pin, said point being the southwesterly corner of this Tract; thence, leaving said right-of-way north 6 degrees 36 minutes 59 seconds west, 996.17 feet to an iron pin; thence, North 54 degrees 53 minutes 28 seconds east, 130.05 feet to an iron pin, said point being the northeasterly corner of this Tract and the northwesterly corner of Tract 3 on said survey; thence, South 27 degrees 9 minutes 47 seconds east 516.40 feet to an iron pin said point being a common corner of this Tract and Tract 3 and Tract 4 on said survey; thence, continuing in the same direction 19.28 feet to an iron pin; thence, South 3 degrees 6 minutes 59 seconds east 300 feet to an iron pin; thence, South 10 degrees 36 minutes 59 seconds east 75.90 feet to the point of beginning, containing 5.20 acres, more of less.

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.

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

Tract 2 and Tract 4 are conveyed together with the right to tap on to and/or have access to city water by and through Tract 3.

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

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, her 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, her 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

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, 199

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is
$ ~~80.00~~ $14,102.00

x Tiffany B. Grayman
AFFIANT

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

Melanie Burkey
NOTARY PUBLIC

My Commission Expires:
My Commission Expires October 9, 1991

NOTARY PUBLIC

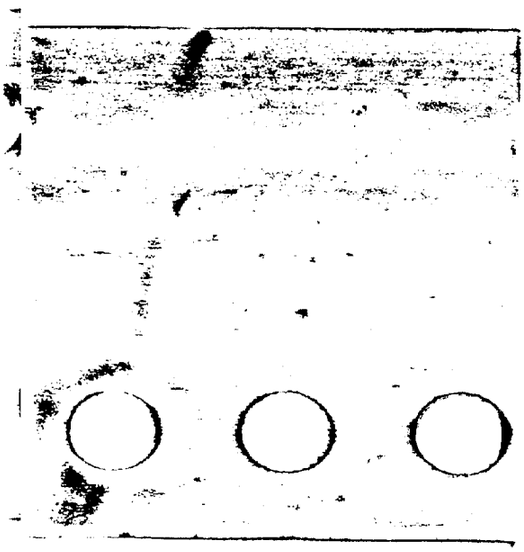
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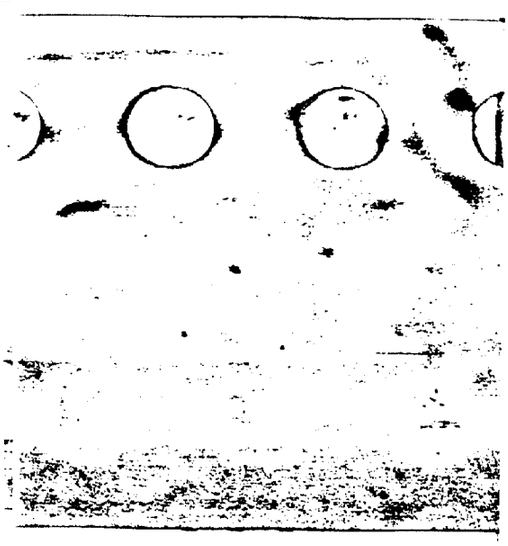
10981

IDENTIF. TREFERENCE

MAY 1 1 45 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.





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 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 14100.00
CON TX 46.53
PRFEE 1.00
WDEED 12.00
TOTAL 59.53
CHECK 59.53

05/01/91 01 13:45 0001 8205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10981

IDENTIF. T REFERENCE

MAY 1 1 45 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 417863