B4 58

BOOK 8488 PAGE 371

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Arthur A. Chapman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 19 91

Notary Public

MY COMMISSION EXPIRES: 11/27/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
K. Thomas Sidwell, 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur A. Chapman (NAME)	Community Mortgage Corporation (NAME)	MAP 148-5
323 Willard Drive (ADDRESS)	2175 Germantown Rd. South,Su.310 (ADDRESS)	PARCEL 88
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38138 (CITY) (STATE) (ZIP)	5 DU 02026

FOR AND 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, Emerson D. Boguskie, Jr. and wife, Patricia G. Boguskie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur A. Chapman, a single person

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 Lot No. 157 on the Plan of Haywood Acres, Section III, as of record in Book 2900, page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emerson D. Boguskie, Jr. and wife, Patricia G. Boguskie, by deed from John F. Norman and wife, Deborah C. Norman, of record in Book 6420, page 793, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior Deed.

This conveyance is subject to 1991 taxes, paid, prorated, and assumed by the grantee the day of closing. To all matters as set out on the above stated plan, restrictive covenants of record in Book 3025, page 505, and sanitary sewer easement of record in Book 6518, page 750, Register's Office for Davidson County, Tennessee.

6.2 9 4.8.

IDENTIFICATION REFERENCE

Nov 19 9 38 AM '91

0470 11/19 0101 03CHECK 269.70

unimproved ( )
This is improved (X) property, known as 323 Willard Drive, Nashville, TN 37211
(House Number) (Street) (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 15th day of November 19 91

Emerson D. Boguskie, Jr.

Patricia G. Boguskie

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emerson D. Boguskie, Jr. and wife, Patricia G. Boguskie

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 15th day of November 19 91

Commission expires 11/27/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

WARRANTY DEED

FROM

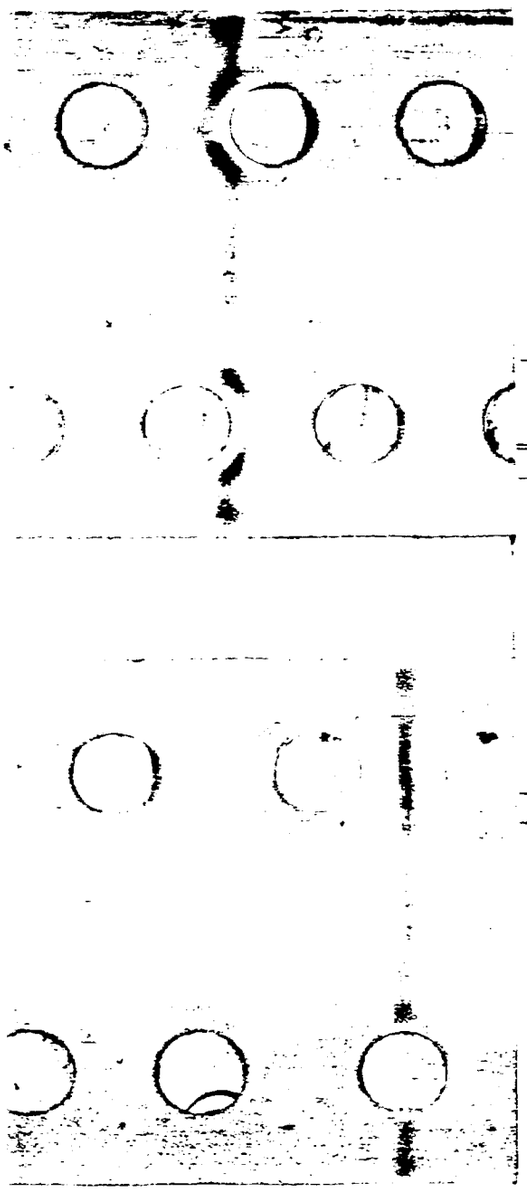
Emerson D. Boguskie, Jr. and wife,
Patricia G. Boguskie

TO

Arthur A. Chapman

RETURN TO:

K. Thomas Sidwell
315 Deaderick Street, Su. 1100
Nashville, TN 37238



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 71000.00
CON TX 262.70
PRFEE 1.00
WDEED 6.00
TOTAL 269.70
CHECK 269.70

11/19/91 01 09:40 0001 0470

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.2948

IDENTIFIER REFERENCE

Nov 19 9 38 AM '91

No. 477557