This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to ~~Box 50-B~~ BOOK 9405 PAGE 374

ADDRESS NEW OWNER:
John C. Jarrard
516 32nd. Ave. South
Nashville, Tennessee 37212

SEND TAX BILL:
To Mortgagee

MORTGAGEE:

MAP AND PARCEL:
MAP 104-6
GROUP
PARCEL 311

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Beth Chapman and husband, Richard Chapman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John C. Jarrard, an unmarried person, hereinafter called the Grantee, his 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. 11 A, Zone Lot Division of Lot 11, Re-Sub of Block 3 Fairfax Place Subdivision, of record in Book 6250, page 746, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

> Being the same property conveyed to John C. Jarrard and wife, Beth R. Jarrard by deed from Midway Supply Co., Inc., of record in Book 6756, page 959, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed from John Charles Jarrard to Beth Rene Gagnon Jarrard, of record in Book 8419, page 541, in said Register's Office. **The said Beth Rene Gagnon Jarrard having since married and now known as Beth Chapman. The said Richard Chapman joins in this conveyance to convey any and all marital interest in subject property as husband of Beth Chapman.**

This is improved property known as 516 32nd. Ave. South, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1994 taxes a lien but not yet due and payable.
2. Restrictive Covenants of record in Book 6250, page 746, said Register's Office.
3. Plan of record in Book 6250, page 746, said Register's Office.
4. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John C. Jarrard, an unmarried person, his heirs and assigns, forever; and we, Beth Chapman and husband, Richard Chapman, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12th day of July, 1994.

Beth Chapman

Richard Chapman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Beth Chapman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of July, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard Chapman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 11th day of July, 1994.

Mary Lindsay Chance
NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9405 PAGE 376

The actual value or consideration, whichever is greater, for this transfer is $ 137,000.00.

AFFIANT

Subscribed and sworn to before me
this 12th day of July, 1994.

NOTARY PUBLIC
My Commission Expires: May 28, 1995

70289
IDENTIF. ↑ REFERENCE

94 JUL 12 PM 1:41
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

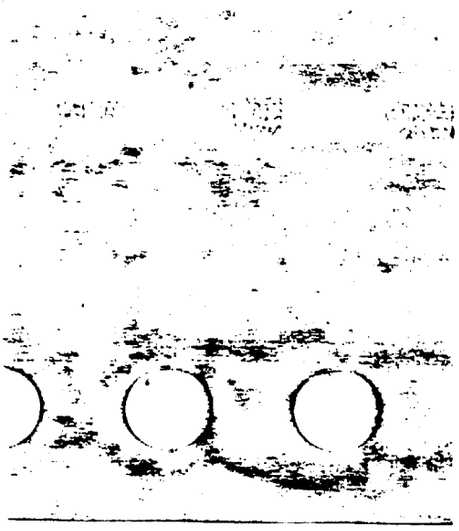
PICK-UP

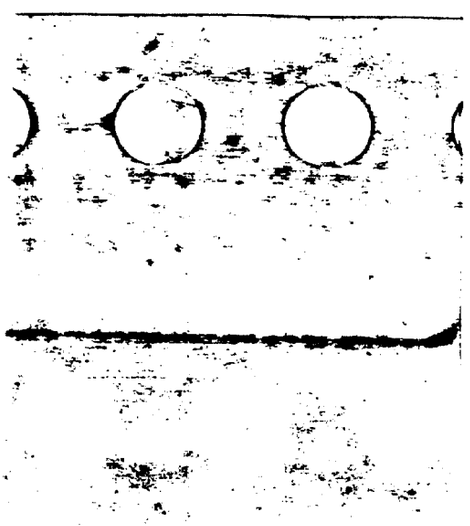
6117 07/12 0101 03CHECK 519.90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9405 PAGE 377

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	
				137000.00
			CON TX	506.90
			PRFEE	1.00
			WDEED	12.00
			TOTAL	519.90
			CHECK	519.90
07/12/94	01		13:40 0001	6117

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70289 IDENTIF. ↑ REFERENCE

94 JUL 12 PM 1:41

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 812730