# WARRANTY DEED

File 12912
File Box 38
(First Title & Escrow Co.,Inc.)

*THIS INSTRUMENT PREPARED BY*
George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9524 PG 302

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JOHN R. CHAPMAN (NAME) | NASHVILLE BANK OF COMMERCE (NAME) | Map 132-15 |
| 790 Peach Orchard Dr. (STREET ADDRESS OR ROUTE NUMBER) | 221 Fourth Avenue North (STREET ADDRESS) | Parcel 61 |
| Nashville TN 37204-4445 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | F.B. OH 25132 |

FOR AND IN 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, DAVID DINO ROBERTS, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN R. CHAPMAN AND WIFE, BRENDA J. CHAPMAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 1 on the Plan of Peach Orchard Hill, as of record in Plat Book 6250, page 728, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David Dino Roberts by deed from Emanuel Schatten, Trustee of record in Book 8995, page 99, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 6701, page 618, amended in Book 8102, page 836 and in Book 8118, page 383; (2) Charter of record in Book 8132, page 656; (3) Easements of record in Book 8113, page 989; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 728, said Register's Office.

This is not now, nor has it ever been, the principal residence of the Grantor herein.

7039 11/18 0101 03CHECK 181.05

94 NOV 18 AM 10:56
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 10165

unimproved ( XX )
This is improved ( ) property, known as 790 Peach Orchard Drive, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of November, 19 94

David Dino Roberts
DAVID DINO ROBERTS

BOOK 9524 PG 303

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID DINO ROBERTS with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of November, 19 94.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,500.00

Brenda J. Chapman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

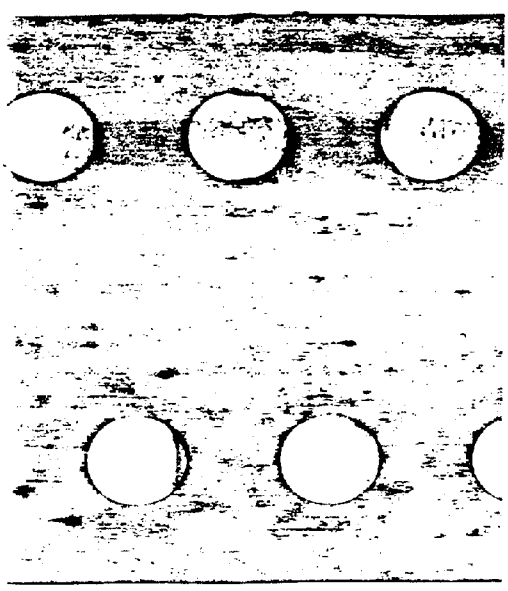
Notary Public

WARRANTY DEED

FROM DAVID DINO ROBERTS

TO JOHN R. CHAPMAN AND WIFE, BRENDA J. CHAPMAN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

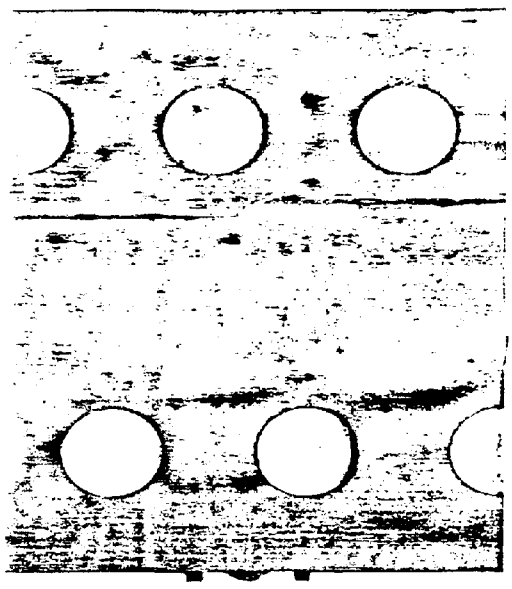
**RECEIVED OF** _____

**FOR** _____

BOOK 9524 PG 304

| | | |
|---|---|---|
| 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 | 46500.00 |
| CON TX | 172.05 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 181.05 |
| CHECK | 181.05 |

11/18/94 01 10:56 0001 5339

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

10165
IDENTIF. ↑ REFERENCE

94 NOV 18 AM 10:56

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

**No.** 855400