0085964 Bk 3c p16

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

95 AUG -3 PM 3:02

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

Name and Address of New Owner:
John H. Chadwick
Laura F. Chadwick
3630 Knollwood Road
Nashville, Tn 37215

BOOK 9752 PG 23

Send Tax Bills To:
First American National Bank
Attn: Mortgage Servicing
P.O. Box 305048
Nashville, Tennessee 37230-5048

Street Address of Subject Property:
3630 Knollwood Road
Nashville, Tennessee 37215

Map-Parcel No:
117-10-72

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Stuart R. Brown,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **John H. Chadwick and wife, Laura F. Chadwick,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 and the westerly 40 feet of Lot No. 2 of Block 3 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County. Said Lot 3 and part of Lot 2 front together 213.5 feet on the southerly side of Knollwood Road and run back 295 feet, more or less, on the easterly line and 237.2 feet on the westerly line to a dead line, measuring 200 feet thereon.

Being the same property conveyed to Stuart R. Brown by Deed from Victor S. Johnson, III and wife, Mary Leyden B. Johnson, of record in Book 8984, page 836, Register's Office for Davidson County, Tennessee.

Joanna W. Brown, wife, of Stuart R. Brown, hereby joins in this conveyance in order to convey any and all marital interest she may have in the subject property.

The conveyance of the above described parcel of land is subject to the following:

1. Davidson County taxes;

2. All matters shown on the Plan of record in Book 974, page 29, Register's Office for Davidson County, Tennessee; and

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs, assigns 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 this 28th day of July, 1995.

Stuart R. Brown

Stuart R. Brown

Joanna W. Brown, by Stuart R. Brown as her Attorney-in-Fact

Joanna W. Brown, by Stuart R. Brown as her Attorney-in-Fact

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Stuart R. Brown, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that he has executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of July, 1995.

NOTARY PUBLIC

My commission expires: 1-22-96

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 Stuart R. Brown, 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 on behalf of Joanna W. Brown as her Attorney-in-Fact, as the free act and deed of the within named Joanna W. Brown.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of July, 1995.

NOTARY PUBLIC

My commission expires: 1-21-96

STATE OF TENNESSEE]
]
COUNTY OF Davidson]

The actual consideration or value whichever is greater, for this transfer is $440,000.00.

John H Chadwick Laura L Chadwick
Affiant

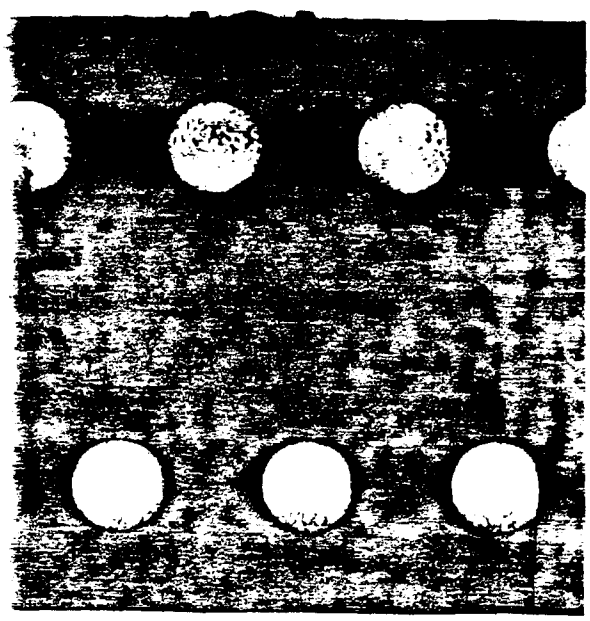
Subscribed and sworn to before me, this the 28th day of July, 1995.

NOTARY PUBLIC

My commission expires: 1-21-96

f:\julie\chadwick.ded

3629 08/03 0101 03CHECK 1641.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

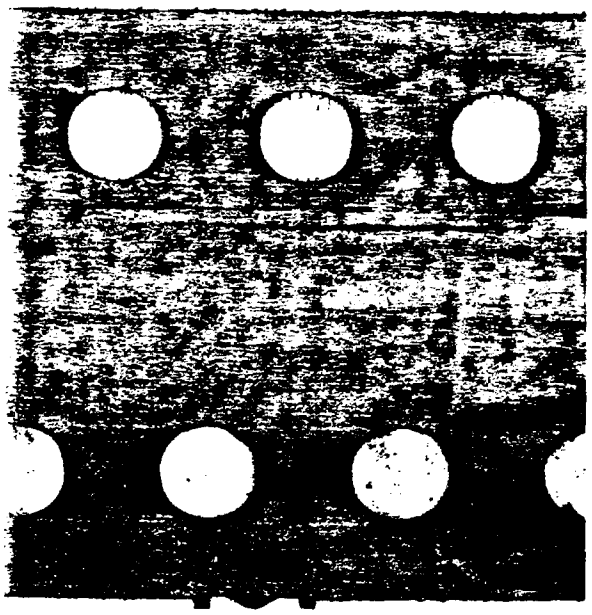
RECEIVED OF _____

FOR _____

BOOK 9752PG 26

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
440000.00
CON TX 1628.00
PRFEE 1.00
WDEED 12.00
TOTAL 1641.00
CHECK 1641.00
08/03/95 01 15:02 0001 8629

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0085964
IDENTIF. ↑ REFERENCE

95 AUG -3 PM 3:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.937658