# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Robert G. Lyles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: April 25, 1998
(AFFIX SEAL)

LOUISE M. TYREE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Mail

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Wilson County, 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert G. Lyles (NAME) | FT Mortgage Companies d/b/a (NAME) | MAP 53 |
| 2512 Park Green Lane (ADDRESS) | P.O. Box 613136 (ADDRESS) | GROUP 6B |
| Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP) | Memphis, TN 38101 (CITY) (STATE) (ZIP) | PARCEL 52 |

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, James A. Chapman and wife, Sunday P. Chapman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert G. Lyles and wife, Angela D. Lyles

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:

BEING Lot No. 249 on the Plan of Phase 4-A, Waterford Subdivision, of record in Plat Book 7900, Page 596, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to James A. Chapman by deed from J & M Homebuilders, Inc., a Tennessee Corporation of record in Book 9391, Page 807, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 7463, Page 294; modified in Book 8694, Page 216; amended in Book 9081, Page 63; and as Re-stated in Book 8699, Page 462, said Register's Office.

Sunday P. Chapman herein joins to convey any and all rights and interests she may have, if any.

unimproved ( )
This is improved ( X ) property, known as 2512 Park Green Lane, Old Hickory, Tennessee 37138
(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 22nd day of February 19 96

James A. Chapman

Sunday P. Chapman

BOOK 9963PG380

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Chapman and wife, Sunday P. Chapman

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 Mt. Juliet, Tennessee, this 22nd day of February, 19 96

Commission expires April 25, 1998

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

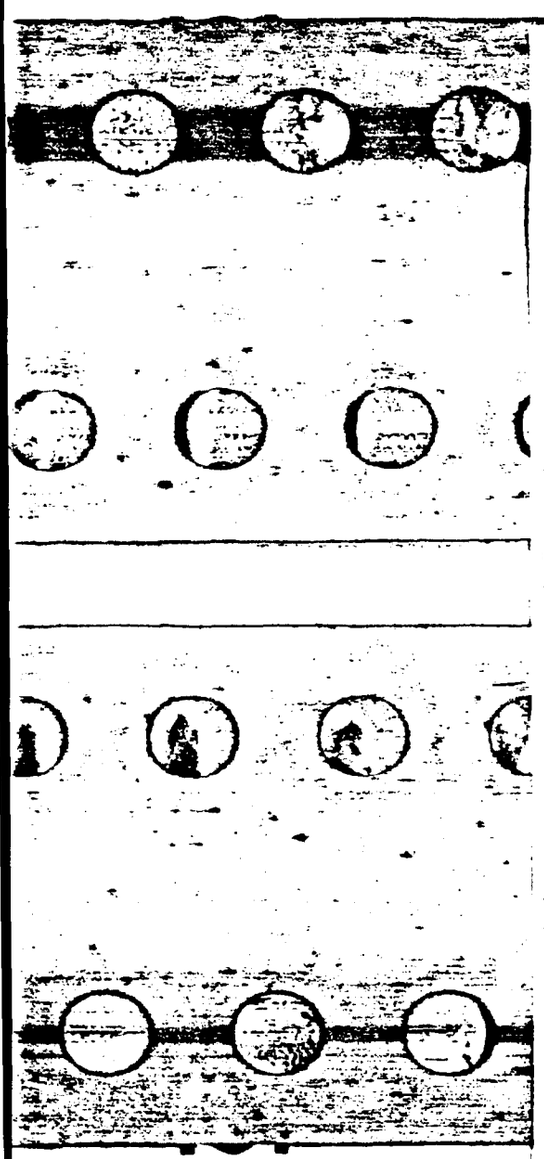
0155395
IDENTIF. & REFERENCE

96 MAR -1 AM 10: 15

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



3351 03/01 0101 03CHECK 445.60



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9963 PG 381

| | | |
|---|---|---|
| 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 118000.00
CON TX 436.60
PRFEE 1.00
WDEED 8.00
TOTAL 445.60
CHECK 445.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3351

0155395
IDENTIF. ↑ REFERENCE

96 MAR -1 AM 10:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1011480