BOOK 10106 PG 394

52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,330.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF June, 19 96

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Joseph Chisum (NAME)	Chase Manhattan Mortgage (NAME)	158-8C-225CO
6557 Chessington Drive (ADDRESS)	10500 Coursey Blvd, #103 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Baton Rouge, LA 70816 (CITY) (STATE) (ZIP)	

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, William C. Demetree and Lee Chira

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Joseph Chisum and wife, Donna South Chisum

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. 225, on the plan of Poplar Creek Estates, Phase II, of record in Book 6900, pages 339 through 347, and as amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plans reference is made for a more complete description.

Being the same property conveyed to William C. Demetree and Lee Chira by deed from Lee Chira, Trustee of record in Book 9925, page 482, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Linda J. Knudsen executes this instrument pursuant to those powers of attorney recorded in Book 8813, Page 433, Book 8436, page 860 and Book 8813, Page 432, said Register's Office.

Upon oath, William C. Demetree and Lee Chira warrant, covenant and certify that the subject property is not their homestead as defined by Statute.

unimproved ( )
This is improved (X) property, known as 6557 Chessington Drive, Nashville, TN 37221
(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 28th day of June 19 96

William C. Demetree by Linda J. Knudsen Attorn. in fact

William C. Demetree

Lee Chira by Linda J. Knudsen Attorn. in Fact.

Lee Chira

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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 William C. Demetree and Lee Chira

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 Brentwood, Tennessee, this 28th day of June 19 96.

Commission expires _____

_____
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

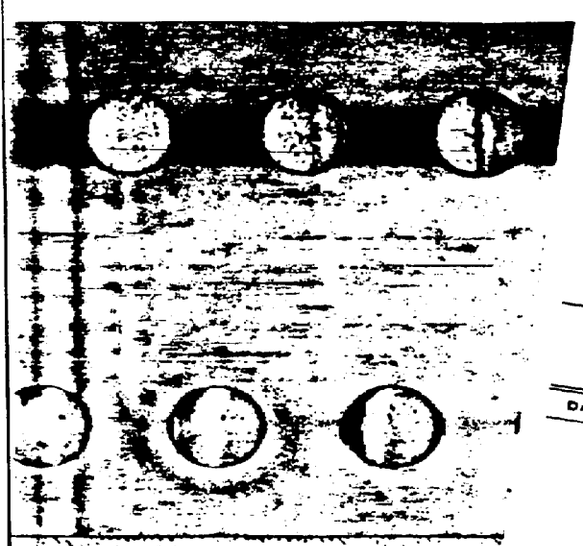
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

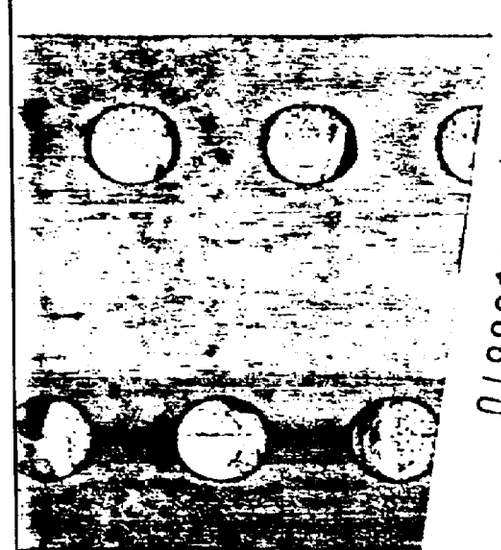
On this 28th day of June, 1996, before me, the undersigned a Notary Public in and for said County and State, personally appeared Linda J. Knudsen, to me known to be the person who executed the foregoing instrument in behalf of William C. Demetree and Lee Chira, and acknowledged that she executed the same as the free act and deed of the said William C. Demetree and Lee Chira. Wintess my hand and official seal at Brentwood, Tennessee this 28th day of June, 1996.

My Commission Expires:
5-16-99

Notary Public

0198960
RECEIVED FOR REFERENCE
96 JUL -2 AM 7:41
REGISTER
DAVIDSON COUNTY, TN
2194 07/22 0101 03CHECK 631.71





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

RECEIVED OF _____

FOR _____

BOOK 10106 PG 396

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				168330.00
			CON TX	622.71
			PRFEE	1.00
			WDEED	8.00
			TOTAL	631.71
07/02/96	01		CHECK	631.71
			07:46	0001 0194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198960
IDENTIFICATION REFERENCE

96 JUL -2 AM 7:41
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1057931