This instrument prepared by:
MURFREE, COPE, HUDSON, & SCARLETT, Attorneys
16 Public Square North
Murfreesboro, Tennessee 37130
From information furnished by the parties

BOOK 10241 PG 415

NAME AND ADDRESS OF NEW OWNER:

David & Gerald Chase
1355 Madeira Rd.
Decherd, TN 37324

SEND TAX BILLS TO:

(Same Address)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

WARRANTY DEED
Map/Parcel: 150-7/146

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption and agreement to pay by the grantees herein of that certain outstanding indebtedness originally payable to Nationsbanc Mortgage Corporation, secured by a deed of trust embracing the hereinafter described property of record in Deed Book 7316, page 203, in the Register's Office of Davidson County, Tennessee, to which reference is here made for full particulars.

We, the undersigned, **MARY F. LANKFORD** and **PAUL E. SPIRES**, as joint tenants with right of survivorship, have this day bargained and sold and do hereby transfer and convey unto **DAVID R. CHASE** and **GERALD R. CHASE**, as joint tenants with right of survivorship, their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of The Country Section Four-A of record in Plat Book 5200, page 138 and 139, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Mary F. Lankford and Paul E. Spires, as joint tenants with the right of survivorship, by deed of record in Deed Book 9734, page 587, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictiions of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **DAVID R. CHASE** and **GERALD R. CHASE**, their heirs and assigns, forever.

0241285
IDENTIFICATION REFERENCE

98 OCT 30 AM 8:51
REGISTER
DAVIDSON COUNTY, TN

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to convey the same; and that the same is unencumbered except as hereinabove set forth and except the 1996 property taxes which have been prorated between the parties.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The grantors transfer and assign unto the grantees the escrow account for taxes and insurance held by Nationsbanc Mortgage Corporation in connection with said loan.

Possession of said real estate is to be given by the grantors to the grantees upon delivery of this deed.

WITNESS OUR HANDS on this the 25th day of October, 1996.

Mary F. Lankford
MARY F. LANKFORD

Paul E Spires
PAUL E. SPIRES

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

BOOK 1024 PG 416

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, MARY F. LANKFORD and PAUL E. SPIRES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 25th day of October, 1996.

My commission expires: 8-18-99

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

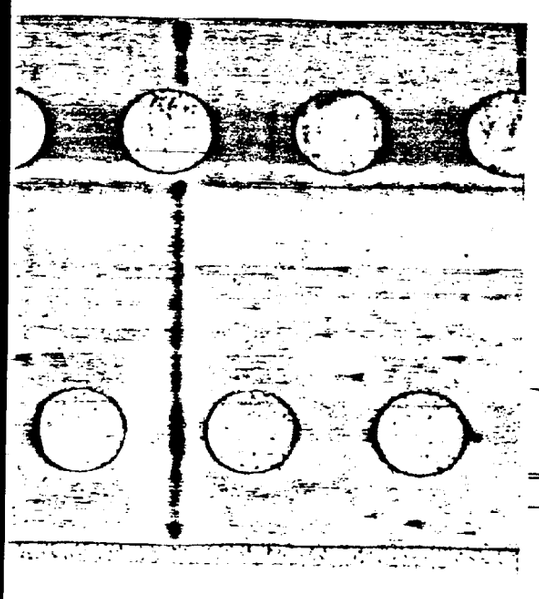
I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $93,780.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

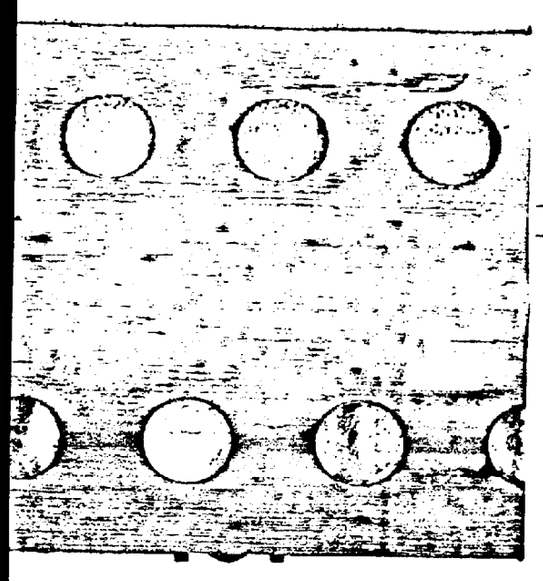
Gerald R. Chase
AFFIANT

Sworn to and subscribed before me, this 25th day of October, 1996.

NOTARY PUBLIC
My commission expires: 8/18/99

5604 10/30 0101 03CHECK 355.99





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10241 PG 417

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 93780.00
CON TX 346.99
PRFEE 1.00
WDEED 3.00
TOTAL 355.99
CHECK 355.99

10/30/96 01 08:59 0001 5606

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0241285
IDENTIF. # REFERENCE

96 OCT 30 AM 8:51

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

№ 1082554

No [redacted]