BOOK 10526 PG 430

14774
Box 14A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 314,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: JANUARY 27 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTOPHER W. FLETCHER (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 104-5
3717 Princeton Avenue (ADDRESS)	P. O. Box 353 (ADDRESS)	PARCEL 161
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (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, DOUGLASS C. JEFFORDS AND WIFE, JANE K. JEFFORDS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER W. FLETCHER, A SINGLE PERSON AND MARSHALL CHAPMAN, A SINGLE PERSON

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. 403 on the Plan of Richland Realty Company's Division "C" as of record in Book 421, page 31, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Douglass C. Jeffords and Thomas F. Kenny, III, by Deed from Bradford Livington Jarratt and Lawrence McCullough Jarratt and Albert Sidney Jarratt, of record in Book 5906, Page 322, Register's Office for Davidson County, Tennessee. Douglass C. Jeffords and Thomas F. Kenny, III conveyed their interest to Robert N. Buchanan, III, Trustee by quitclaim deed of record in Book 6349, page 581; and Robert N. Buchanan, III, Trustee conveyed his interest to Douglass C. Jeffords by quitclaim deed of record in Book 6349, page 583; and Douglass C. Jeffords conveyed a one-half undivided interest in the property to Jane K. Jeffords by quitclaim deed of record in Book 8969, page 135, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 3717 Princeton Avenue, Nashville, TN 37205
(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 9th day of July 19 97

DOUGLASS C. JEFFORDS

JANE K. JEFFORDS

BOOK 10525 PG 431

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 DOUGLASS C. JEFFORDS AND WIFE, JANE K. JEFFORDS

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 NASHVILLE, Tennessee, this 9th day of July, 19 97.

Commission expires May 27, 2001

Notary Public

JOHN [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

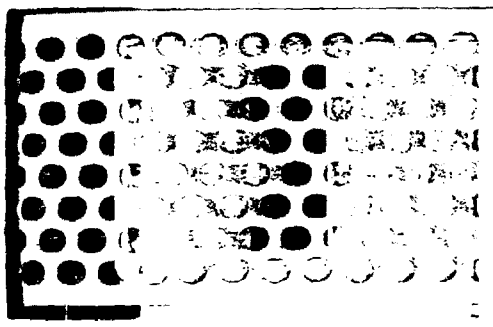
0325343

IDENTIFICATION REFERENCE

97 JUL 11 PM 2:38

[illegible]
DAVIDSON COUNTY, TN

3391 07/11 0101 03CHECK 1172.65



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

RECEIVED OF _____

FOR _____

BOOK 10526 PG 432

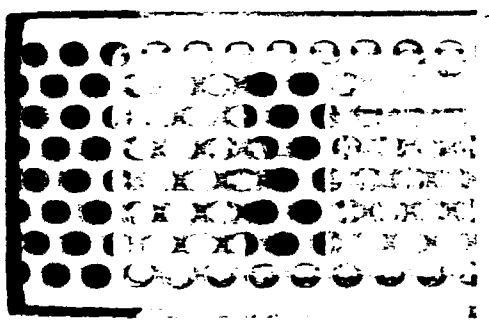
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
314500.00
CON TX 1163.65
PRFEE 1.00
WDEED 8.00
TOTAL 1172.65
CHECK 1172.65

07/11/97 01 14:34 0001 3391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0325343
IDENTIF. ↑ REFERENCE

97 JUL 11 PM 2:38

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1173136