PREPARED BY (AND RETURN TO):

BOOK 10590 PG 112

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (sk) Title No: 39202
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert W. Grace Marti K. Grace 2615 Acklen Ave Nashville, TN 37212	Capital Bank & Trust 2200 Abbott Martin Road, Ste. 101 Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 104-11-70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 171,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert M. Chaplin, Jr., and spouse, Angela O. Chaplin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert W. Grace and spouse, Marti K. Grace,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of Stokes and Marshall's Subdivision of record in Plat Book 332, Page 105, revised in Plat Book 332, Page 106, Register's Office for said County.

SAID Lot No. 57 fronts 50 feet on the southerly margin of Acklen Avenue, formerly known as Marshall Avenue, and extends back 165.5 feet on the easterly line and 166 feet on the westerly line to an alley measuring 50 feet thereon.

BEING the same property conveyed to Robert M. Chaplin, Jr., unmarried by deed from Connie O. Snyder, unmarried of record in Book 9716, Page 98, Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 2615 Acklen Ave, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of August, 1997.

Robert M. Chaplin, Jr. — Angela O. Chaplin

Robert M. Chaplin, Jr. **Angela O. Chaplin**

State of Tennessee
County of Davidson

On this 28th day of August, 1997, before me the undersigned authority, personally appeared **Robert M. Chaplin, Jr. and Angela O. Chaplin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 171000.00

Robert M. Chaplin, Jr.
Affiant

Sworn and subscribed before me on the 28th day of August, 1997.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

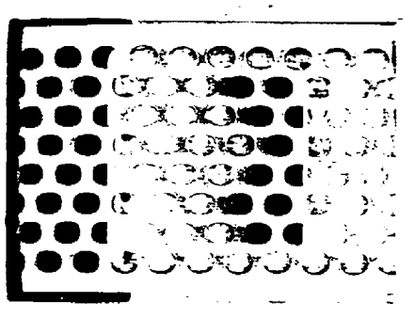
97 SEP -2 PM 2:01

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

3356 09/02 0101 03CHECK 641-70

RECEIVED FOR REFERENCE

11435716



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 10590 PG 114

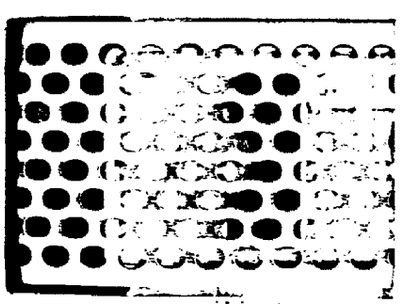
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 171000.00
CON TX 632.70
PRFEE 1.00
WDEED 8.00
TOTAL 641.70
CHECK 641.70

09/02/97 01 14:02 0001 3356

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0343578
IDENTIFICATION REFERENCE

97 SEP -2 PM 2:01
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1192844