BOOK 10822 PG 137 Box

WARRANTY DEED

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct 9 1999

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/27/98.

Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross L. Souvigney	First Trust Mortgage Company	150-7122
(NAME)	(NAME)	
3232 Autumn Drive	6525 Quail Hollow Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Memphis,Tennessee 38120	
(CITY) (STATE) (ZIP)	(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, **J. T. CHAPMAN AND WIFE JUSTINE CHAPMAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSS L. SOUVIGNEY, MARRIED** 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. 92 on the Plan of The Country Section 4A 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 J.T. Chapman and wife, Justine Chapman by deed of record in Book 5501, Page 816, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) property, known as 3232 Autumn Drive, Antioch, TN 37013
(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 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 my/our hand(s) this 27th day of February, 1998.

J. T. Chapman

Justine Chapman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named J. T. Chapman and wife Justine Chapman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 27th day of February, 1998

Commission expires: October 9, 1999

Lori Holloway Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN. LORI HOLLOWAY
My Commission Expires Oct 9, 1999

6884 02/04 0101 CERTIFIED 1.00-58

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

98 MAR -4 PM 12:52

IDENTIF. # REFERENCE

04077755

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

RECEIVED OF _____

FOR _____

BOOK 10822 PG 138

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
113400.00
CON TX 419.58
PRFEE 1.00
WDEED 8.00
TOTAL 428.58
CHECK 428.58

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 MAR -4 PM 12:57
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

0407755
IDENTIF. ↑ REFERENCE

No. 1261317