WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 23, 2000

10988 091

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven R. Chandler (NAME)	Chase Manhattan Mortgage (NAME)	160-11-A-013.00
31 Abingdon Court (ADDRESS)	P.O. Box 11740 (ADDRESS)	6DU 81582
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Monroe, LA 71211 (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, Dan S. Spillum and wife, Wendy L. Spillum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven R. Chandler and wife, Debra A. Chandler

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, TN, BEING Lot No. 13 on the Plan of Hemmingwood, Phase I, of record in Plat Book 6900, page 6, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Dan S. Spillum and wife, Wendy L. Spillum, by deed from Christopher C. Moore and wife, Beth A. Moore fka Beth A. Steele, of record in Book 10491, page 495, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1998 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 6730, page 329, Book 6892, page 540, Book 6925, page 268, Book 6948, page 263 and Book 7474, page 205; Easements of record in Book 7310, page 779, and Book 7372, page 939; Charter of record in Book 6704, page 373, and Book 6936, page 894; Agreement of record in Book 6728, page 672; Dedication of common area of record in Book 6962, page 404, re-recorded in Book 7207, page 84; Plan of record in Plat Book 6900, page 6; all in the Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 31 Abingdon Court, Brentwood, TN 37027
(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 29th day of May 19 98

Dan S. Spillum

Wendy L. Spillum

BOOK 10968 PG 692

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 Dan S. Spillum and wife, Wendy L. Spillum

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 29th day of May 19 98.

Commission expires 9/23/[illegible]

JOY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires [illegible] 2000

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

PICK-UP

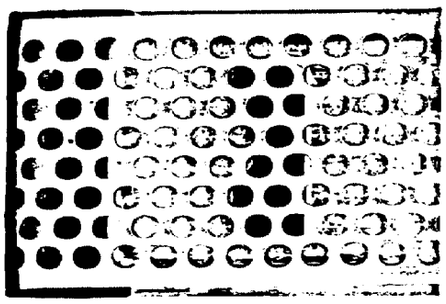
98 JUN -9 AM 11:15

ELIZA A. HOWELL REGISTER
DAVIDSON COUNTY, TN.

0448023

IDENTIF. & REFERENCE

8078 06/09 0101 03CHECK 1081.63



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

RECEIVED OF _____

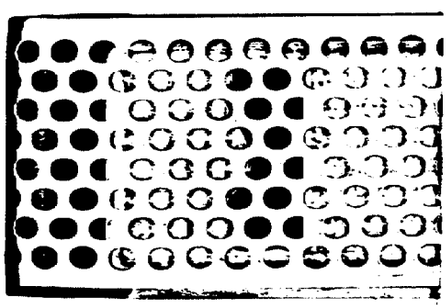
FOR _____

BOOK 10958 PG 693

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	
				289900.00
			CON TX	1072.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1081.63
			CHECK	1081.63
06/09/98	01		11:14 0001	8078

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0448023
IDENTIF. ← REFERENCE
98 JUN -9 AM 11:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1303968