# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BOOK 11397 PG. 652

mg

**THIS INSTRUMENT WAS PREPARED BY**

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kellis A. Chapman, Jr. | Guaranty Trust Company | 53-6A-103CO |
| (NAME) | (NAME) | |
| 2108 Riverway Drive | P. O. Box 1218 | 4D 92681 |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Murfreesboro, TN 37133-1218 | |
| (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, Bobby D. Jackson, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kellis A. Chapman, Jr. and wife, Tamantha A. Chapman

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:

CERTAIN tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 103 on the Plan of Phase One, Waterford Subdivision, of record in Plat Book 6900, page 569, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bobby D. Jackson and wife, Karen L. Jackson by deed from Larry Powell, unmarried, of record in Book 8934, page 637, Register's Office, Davidson County, Tennessee. Karen Lynn Jackson conveyed all her right, title and interest in said property to Bobby D. Jackson by quitclaim deed of record in Book 9772, page 991, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 7463, page 294, Book 8699, page 462, Book 9530, page 185 and Book 8694, page 216, said Register's Office.

RECEIVED & RECORDED
99 MAR 24 AM 10:48
DAVIDSON COUNTY, TN.
REGISTER
0565029

unimproved ( )
This is improved ( X ) property, known as 2108 Riverway Drive, Old Hickory, TN 37138
(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 my hand this 22nd day of March 19 99

Bobby D. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11397 PG. 653

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby D. Jackson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 22nd day of March 19 99.

Commission expires _____

_____
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

3757 03/24 0101 03CHECK

388-40

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11397 PG. 654

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

0565029

IDENTIFICATION REFERENCE

99 MAR 24 AM 10:48

CAMT 102000.00
CON TX 377.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 388.40
CHECK 388.40

03/24/99 01 10:47 0001 2757

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1441844