THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BOOK 11418 PG. 547

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 255,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March 1999

Notary Public

My Commission Expires: 4-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
THOMAS W. CHAPMAN 2109 32nd Avenue, South Nashville, Tennessee 37212	FRANKLIN AMERICAN MORTGAGE 501 Corporate Centre Drive #400 Franklin, Tennessee 37067	MAP 104-10 PARCEL 265

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY FIVE THOUSAND AND NO/100-- ---------- ($ 255,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I, ELIZABETH B. McGOWIN, unmarried

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto THOMAS W. CHAPMAN, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4B on the Zone Lot Division of Lots 3 and 4 on the Plan of the First Revision of Westview of record in Book 5200, page 743, Register's Office for Davidson County, Tennessee, amending the Plan of record in Book 5800, page 393, said Register's Office.

SAID Lot No. 4B fronts 22.29 feet on the westerly margin of 32nd Avenue, South and extends back 204.28 feet on the southerly line and 215.35 feet on the northerly line to a dead line in the rear, measruing 24.87 feet thereon.

BEING the same property conveyed to Elizabeth B. McGowin, a single person, by deed from Steven A. Tidwell, a single person, of record in Book 9300, page 690, Register's Office for Davidsn County, Tennessee.

IDENTIF. & REFERENCE 0570189

99 APR -6 PM 3:35

BILL GARNER REGISTER DAVIDSON COUNTY, TENN.

This is improved property known as 2109 32nd Avenue, South, Nashville, Tennessee 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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Zone Lot Div of Lts 3 & 4 First Revision of Westview of record in Book 5200, page 743, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of March, 19 99.

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ELIZABETH B. McGOWIN

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 ELIZABETH B. McGOWIN, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 1999.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

B155 04/06 0101 03CHECK 954.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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		CFEE - COMPUTER FEE		PRFEE - PROBATE FEE	

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05701189

IDENTIFICATION REFERENCE

99 APR -6 PM 3:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	255000.00
CON TX	943.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	954.50
CHECK	954.50

04/06/99 01 15:37 0001 B155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1447176