File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 11453 PG. 121

#16399

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KIRSTEN L. CHAPMAN	(NEW OWNER)	116-1-A
(NAME)	(NAME)	
112 Dunham Springs Lane		18.00 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		8DZ78218
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, TERENCE N. FAILS AND WIFE, KATHERINE L. FAILS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KIRSTEN L. CHAPMAN, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

8752 04/29 0101 03CHECK 2249.50

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Dunham springs Residential P.U.D., as of record in Plat Book 6250, page 936, amended in Book 8795, page 642, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Terence N. Fails and wife, Katherine L. Fails by deed from Thomas C. Allen and wife, Mary H. Allen of record in Book 8730, page 170, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6875, page 530; (3) Charter of record in Book 6943, page 559, and Book 8433, page 976; (4) Dedication of common area of record in Book 7008, page 977; (5) Easements of record in Book 6380, page 360, Book 4462, page 147, Book 7899, page 686; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 936, amended in Book 8795, page 642, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

05801117
IDENTIFICATION REFERENCE
99 APR 29 AM 11:12
BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 112 Dunham Springs Lane, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 21st day of April, 19 99.

Terence N. Fails
TERENCE N. FAILS

Katherine L. Fails
KATHERINE L. FAILS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERENCE N. FAILS AND WIFE, KATHERINE L. FAILS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 21st day of April, 19 99.

My commission expires _____ Notary Public _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 605,000.00

Kristen L. Chapman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 19 99

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

TERENCE N. FAILS AND WIFE, KATHERINE L. FAILS

TO

KRISTEN L. CHAPMAN, MARRIED

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11453 PG. 123

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

05801117

IDENTIF. & REFERENCE

99 APR 29 AM 11:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT

	605000.00
CON TX	2238.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	2249.50
CHECK	2249.50

04/29/99 01 11:14 0001 8792

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478707