THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 273,000.00

John R Chapman
Affiant

Subscribed and sworn to before me, this 10th day of June 1999

Notary Public

My Commission Expires 4-29-2001

BOOK 11525 PG. 851

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| JOHN R. CHAPMAN<br>5605 Hearthstone Lane<br>Brentwood, Tennessee 37027 | COUNTYRWIDE HOME LOANS, INC.<br>718 Thompson Lane #114<br>Nashville, Tennessee 37204 | MAP 160-11-A<br>PARCEL 31 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY THREE THOUSAND AND NO/100..... ($ 273,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, we, DON C. BIRDWELL, JR. AND WIFE, SUSAN R. BIRDWELL hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN R. CHAPMAN AND WIFE, BRENDA J. CHAPMAN hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 31 on the Plan of Hemmingwood, Phases I, II, III and IV, as of record in Book 6900, pages 6, 7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Don C. Birdwell, Jr. and wife, Susan R. Birdwell, by deed from Barbara Z. Regent O'Brien of record in Book 10558, page 854, Register's Office for Davidson County, Tennessee.

FILED 06/14 0101 CASHIER 1021.10

98 JUN 14 AM 9:19
ALL TAXES PAID
DAVIDSON COUNTY, TN
REGISTER

05092142

MULTIPLE REFERENCE

This is improved property known as 5605 Hearthstone Lane, Brentwood, Tennessee 37027

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 s, their heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE s that they are lawfully seized and possessed of said land in fee simple, ha ve 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 Hemmingwood, Phases I, II, III and IV of record in Book 6900, page 6-8, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 10th day of June, 19 99.

DON C. BIRDWELL, JR.

SUSAN R. BIRDWELL

BOOK 11525 PG. 852

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 DON C. BIRDWELL, JR. AND WIFE, SUSAN R. BIRDWELL, 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 this 10th day of June, 19 99.

Notary Public

My Commission Expires: September 22, 2001

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**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

# 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 |

0599242

REGISTER'S OFFICE REFERENCE

99 JUN 14 AM 8:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

BOOK 11525 PG. 853

WDEED
273000.00
FIRR CO
WDEED
273000.00-
CAMT
273000.00
CON TX 1010.10
FMFEE 1.00
WDEED 0.00
CFEE 2.00
TOTAL 1021.10
CHECK 1021.10

06/14/99 01 09:18 0001 9111

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

**No.** 1473557