RETURN TO: Picked up by
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

TN113273

63

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 116,000.00

Affiant

Subscribed and sworn to before me, this 27th day of December, 1999.

My commission expires: 8-12-03

Notary Public

CHRISTINE R. ROLLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Instr:200001030000128 Page: 1 OF 2
REC'D FOR REC 01/03/2000 10:08:50AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $429.20

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Kristal L. Smith, Atty. c/o TransContinental Title Co. 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214
1721 15TH AVENUE SOUTH NASHVILLE, TN 37212	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 105/9/2

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

MARGARET L. GREGORY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

MARGUERITE CHAPMAN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF O.B. HAYES PLAN OF LARGE LOTS, CALLED ROKEBY, AS OF RECORD IN BOOK NO. 21, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING WITH THE WEST MARGIN OF 15TH AVENUE SOUTH, FORMERLY WASHINGTON STREET, AT A POINT 50 FEET NORTH OF THE NORTH MARGIN OF BELCOURT, FORMERLY MADISON STREET, THENCE NORTH WITH THE WEST MARGIN OF 15TH AVENUE, SOUTH 50 FEET, THENCE WEST AND PARALLEL WITH BELCOURT, 150 FEET, THENCE SOUTH AND PARALLEL WITH SAID AVENUE, 50 FEET, THENCE EAST AND PARALLEL WITH BELCOURT, 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARGARET L. GREGORY, BY WARRANTY DEED FROM MRS. H.G. WILHOITE, DATED MARCH 2, 1976, AND RECORDED MARCH 18, 1976 IN BOOK 5006, PAGE 834, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 1721 15TH AVENUE SOUTH, NASHVILLE, TN 37212

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27th day of December, 1999.

Margaret L. Gregory

State of Tennessee
County of Davidson

On this 27th day of December, 1999, before me personally appeared Margaret L. Gregory to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal,
My Commission Expires:

8-12-02

CHRISTINE R. ROLL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

Christine R Roll
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.