# WARRANTY DEED

Instr:200003080023835 Page: 1 OF 2
REC'D FOR REC 03/08/2000 9:28:23AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $314.13

CHAPMAN-H00014

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF February, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE EXPIRES: OCT 1, 2002 GEORGE SUMNER COUNTY, TENN SR

**THIS INSTRUMENT WAS PREPARED BY:**
**Middle Tennessee Escrow Company, LLC**
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brian S. Chapman and wife, Rachel M. Chapman | First Trust Mortgage Company | 72-16-125 |
| (NAME) | (NAME) | |
| 1522 Harwood Dr. | P.O. Box 17257 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37206 | Memphis, TN 38187-0257 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JEFFREY WAYNE HART, TRUSTEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BRIAN S. CHAPMAN AND WIFE, RACHEL M. CHAPMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, being No. 3 on the Map of Part Two, Porter Heights, of record in Book 1424, Page 79, Register's Office of Davidson County, Tennessee. Said Lot No. 3 fronts 65 feet on the westerly side of Harwood Drive, and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Jeffrey Wayne Hart, Trustee, by Warranty Deed from Martha Jo Owens and husband, Engles G. Owens and Jeri Jo Young and husband, Raymond D. Young, Jr., executed June 30, 1999 and filed for record in Instrument # 199906300030644, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1522 Harwood Dr., Nashville, Tennessee 37206
(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/our hand(s) this 2nd day of February, 2000.

Jeffrey Wayne Hart, Trustee

Jeffrey Wayne Hart, Trustee

**STATE OF Tennessee**

**COUNTY OF Davidson**

Personally appeared before me, George R. Woods, Sr., a Notary Public in and for said County and State, the within named Jeffrey Wayne Hall, Trustee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of February, 2000.

My Commission Expires: 10/9/2002

GEORGE R. WOODS SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN

Notary Public

**STATE OF Tennessee**

**COUNTY OF Davidson**

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 2nd day of February, 2000.

My Commission Expires _____

_____

Notary Public

**AFTER RECORDING PLEASE RETURN TO:**

Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075