THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 9905Q

MAP/GROUP/PARCEL:
018-16-0 1167-CO
NEW OWNER'S NAME AND ADDRESS:
MARK WALKER and SUSAN WALKER, husband and wife
204 N. MAIN ST.
Goodlettsville. TN 37072
SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 09/15/00 08:59 2pgs
Fees:11.00 Taxes:543.53
20000915-0091743

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, MARTHA F. CHAPMAN AND FRED M. CHAPMAN, CO-TRUSTEES OF CHAPMAR REVOCABLE TRUST DATED JULY 26, 1995, hereinafter called Grantors, do hereby transfer and convey unto MARK WALKER and SUSAN WALKER, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee

BEING Lot No. 1 of on the Plan of Wilhoit-Young Commercial Subdivision, a plat of which is of record in Book 5200, Page 198, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

The subject property is improved property commonly known as 204 Dickerson Pike, Goodlettsville, Tennessee 37072.

BEING the same property conveyed to grantors herein by deed of record in Book 9745, Page 421, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, restrictions and easements or record, including an easement for ingress and egress servicing Lot 2 of said subdivision, the same being recorded simultaneously herewith..

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

CHAPMAN REVOCABLE TRUST DATED JULY 26, 1995

Martha F. Chapman TTEE
Martha F. Chapman, Co-Trustee

Fred M. Chapman TTEE
Fred M. Chapman, Co-Trustee

STATE OF ARIZONA)
COUNTY OF Maricopa)

PERSONALLY appeared before me, the undersigned authority, MARTHA F. CHAPMAN AND FRED M. CHAPMAN, CO-TRUSTEES OF CHAPMAR REVOCABLE TRUST DATED JULY 26, 1995, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Sun City West, AZ, on this the 5 day of September, 2000.

Eleanor Graham
NOTARY PUBLIC

OFFICIAL SEAL
ELEANOR GRAHAM
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
My Comm. Expires Nov. 29, 2001

My Commission Expires: 11-29-2001

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $146,900.00.

Mark Walh
AFFIANT

Sworn to and subscribed before me, this 6th day of September, 2000.

NOTARY PUBLIC

My Commission Expires:

2/3/02

