Davidson County DEEDWARR
Recvd: 12/14/01 08:22 2pgs
Fees:13.00 Taxes:666.00
20011214-0138187

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **October, 2001** between **CHERYL A. TOWNSEL, an unmarried woman** , GRANTOR, and **GREGORY H. CHAPMAN and DONNA BALANCHUK** , GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, TN, being Lot No. 158 on the Plan of Holt Woods, Section Eleven, of record in Book 9700, Page 408, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cheryl A. Townsel, unmarried, by deed from Claridge Builders Co., LLC, of record in Book 10680, Page 635, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 9700, page 408; Declaration of Covenants, Conditions, and Restrictions of record in Book 9570, page 22, Book 10469, page 57; By-Laws of record in Book 9570, page 13; Charter of Holt Woods of record in Book 9570, page 5; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Cheryl A. Townsel by Lori A. Townsel Dr. attorney in fact

CHERYL A. TOWNSEL
Signature of Seller

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEVIN G. TOWNSEL, SR.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **CHERYL A. TOWNSEL, unmarried,** and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of said **CHERYL A. TOWNSEL, UNMARRIED,** as recorded by Limited Power of Attorney recorded simultaneously herewith. in Instrument No. *, Register's Office for Davidson County, TN.

Witness my hand, at office, this 31st day of October, 2001.

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

GREGORY H. CHAPMAN AND BALAOCHUK CHAPMAN
2021 ARGO LANE
NASHVILLE, TN 37211

Property Address:

#20011214 0138186

2021 ARGO LANE
NASHVILLE, TN 37211

Person Responsible for Taxes:

National Bank of Commerce
115 29th Avenue South
Nashville, TN 37212

Parcel #: 172-15, 209

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$180,000.00,** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31st DAY OF OCTOBER 2001.

Notary Public

My Commission Expires: _____

JOLYN LEE DOSS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 31, 2004

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076