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Davidson County DEEDWARR
Recvd: 11/04/02 12:20 2pgs
Fees:13.00 Taxes:1091.50
20021104-0134936

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $295,000.00. Penelope W. Frere **Affiant** Subscribed and sworn to before me, this 31st day of October, 2002. Notary Public My Commission Expires: 10/26/03

Address New Owner As Follows:
A. Jon Frere and wife,
Penelope W. Frere
2109 32nd Avenue South
Nashville, TN 37212

Send Tax Bills To:
First American Real Estate Tax Service
8435 North Stemmons Freeway
Dallas, TX 75247

Map-Parcel Number:
104-10-0-265.00
26W 09833

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS W. CHAPMAN**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **A. JON FRERE AND WIFE, PENELOPE W. FRERE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4B on the Zone Lot Division of Lots 3 and 4 on the Plan of the First Revision of Westview of record in Book 5200, page 743, Register's Office for said County, as amended of record at Book 5800, page 393, Register's Office for Davidson County, Tennessee.

Said Lot No. 4B fronts 22.29 feet on the westerly margin in 32nd Avenue South, and extends back 204.28 feet on the southerly line and 215.35 feet on the northerly line to a dead ine in the rear, measuring 24.87 feet thereon.

Being the same property conveyed to Thomas W. Chapman by deed from Elizabeth B. McGowin, unmarried, of record in Book 22418, page 547, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 6271, page 385, and By-Laws attached thereto, and amended at Book 7046, page 560, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 743, as amended at Book 5800, page 393, Register's Office for said County.

4. Deed of Conveyance to Metropolitan Government of record in Book 6303, page 656, Register' s Office for said County.

This is improved property known as 2109 32nd Avenue South, Nashville, TN 37212.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of October, 2002.

Thomas W. Chapman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS W. CHAPMAN**, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of October, 2002.

Notary Public

My Commission Expires: 10/25/03

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