Davidson County DEEDWARR
Recvd: 09/25/03 07:48 2pgs
Fees:13.00 Taxes:425.50

20030925-0141893

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Sandra Brown Chappell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September 20 03

Notary Public

MY COMMISSION EXPIRES: ~~January 29, 2005~~ 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan C. Parnell	AmSouth Bank	MAP 95-2
(NAME)	(NAME)	
2212 June Drive	2050 Parkway Office	PARCEL 87
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard Lee Chappell and wife, Sandra Brown Chappell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryan C. Parnell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 84 on the Map of Walnut Grove, as of record in Book 2133, Page 87, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of June Drive, corner of Lots 84 and 48; thence with the line between said lots northerly 154.8 feet to a corner of Lot No. 83; thence with the line between Lots 83 and 84, easterly 91 feet to the west margin of Amherst Drive; thence with the margin of the same, southerly 144.3 feet to the beginning of a curve; thence along said curve, southwesterly 43.9 feet to the north margin of June Drive; thence with the margin of the same, westerly 93.5 feet to the point of beginning.

BEING the same property conveyed to Richard Lee Chappell and wife, Sandra Brown Chappell by deed from Edward Stephen Groom, John Stanley Groom, and Judy Groom Wooten, as Tenants in Common, of record in Book 7655, Page 153, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2271, Page 541, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated

CONTINUED *

unimproved ( )
This is improved (X) property, known as 2212 June Drive, Nashville, TN 37214
(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 our hand s this 19th day of September, 20 03

Richard Lee Chappell
Richard Lee Chappell

Sandra Brown Chappell
Sandra Brown Chappell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Lee Chappell and wife, Sandra Brown Chappell

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of September 20 03

Commission expires January 29, 2005
1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

_____
Notary Public

* and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2133, page 87, said Register's Office.