PICK-UP

Davidson County DEEDWARR
Recvd: 03/09/04 10:32 3pgs
Fees:18.00 Taxes:222.00
20040309-0026781

Prepared by: Real Estate Title Servces
4741 Trousdale Dr., Ste., Nash., TN 37220

ADDRESS OF NEW OWNERS
Thomas A. Chapman etux
Kristina L. Chapman
1667 Kirkwood Place
Brentwood, TN 37027

SEND TAX BILLS TO:
SAME

MAP/PARCEL NO.
172-9-0-A 030.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, We, I, BETTY SWAIN MAYS

have this day bargained and sold and do hereby transfer and convey unto

THOMAS A. CHAPMAN and wife, KRISTINA L. CHAPMAN

hereafter referred to as "Grantees", their heirs and assigns, the following described real estate lying and being in the County of Davidson, State of Tennessee ,

and more particularly described as follows, to-wit:

SEE ATTACHMENT MARKED EXHIBIT "A"
for the legal description

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

WE COVENANT with the said Grantees that we are lawfully seized and possessed of said real estate, that we have good title thereto and a perfect right to convey the same, and that the same is free and unencumbered.

WE FURTHER COVENANT and bind ourselves, our successors, assigns and representatives, to forever warrant and defend the title to the said real estate unto said Grantees, their heirs and assigns, against the lawful chains of all persons whomsoever.

WITNESS our hands this 5th day of March 2004.

Betty Swain Mays

Betty Swain Mays

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the above state and county, the within named, Betty Swain Mays the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March 2004.

Notary Public

STAINSBURY N.J. NOTARY PUBLIC AT LARGE

My Commission Expires:
My Commission Expires May 29,2005

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 5th day of March 2004

Notary

STAINSBURY N.J. NOTARY PUBLIC AT LARGE

My Commission Expires:

My Commission Expires May 29,2005

EXHIBIT "A" LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No.30 on the Final Plat of Banbury Crossing, Second Revision of Section One, a Planned Unit Development, as of record in Plat Book 9700, Pages 477 and 478, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Betty Swain Mays by Quitclaim Deed from Jones Land Company, L.L.C., a Tennessee limited liability company, by Denzel H. Carbine, Chief Manager, dated January 22, 1998, recorded January 29, 1998, Book 10773, page 674, Register's Office for Davidson County, Tennessee.

This is unimproved property also known as 6221 Banbury Station Road, Nashville, Davidson County, Tennessee.