Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1346

Davidson County DEEDWARR
Recvd: 08/11/04 13:50 3pgs
Fees:18.00 Taxes:440.30
20040811-0097175

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **R. French Chapman, Executor of the Estate of Ann Alice Chapman, and R. French Chapman, individually, Lynn T. Chapman, Geraldine Chapman Evans and James E. Hunt, devisees of the Will of Alice Ann Chapman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Austin Ray, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 101 on the plan of Russell Street Commons, of record in Book 6900, page 13, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Alice Ann Chapman, unmarried by deed dated September 2, 1986 of record in Book 6973, page 222, Register's Office for Davidson County, Tennessee. The Last Will and Testament of said Alice Ann Chapman is probated in the Seventh Circuit Court for Davidson County, Tennessee, as Docket No. 04P785, and the above named individuals are the named devisees, and R. French Chapman was appointed the Executor of said Estate by Letters Testamentary entered by said Court.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 935 Russell Street, Nashville TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 7 th day of August, 2004

R. French Chapman exc
R. French Chapman, Executor of the Estate of Alice Ann Chapman

R. French Chapman
R. French Chapman

Lynn T. Chapman
Lynn T. Chapman

Geraldine Chapman Evans
X Geraldine Evans
Geraldine Chapman Evans

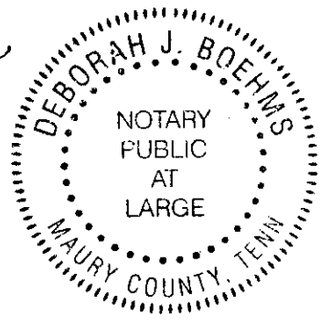
James E. Hunt
James E. Hunt

State of Tennessee)
County of Davidson)

On this 9th day of August, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named R. French Chapman, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Deborah J. Boehms
Notary Public

My Commission Expires: April 20, 2008
State of Tn
Maury County



State of Oregon)
County of Clackamas

On this 9th day of August, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lynn T. Chapman, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Connie Lewis
Notary Public

My Commission Expires: April 9, 2006



State of Tenn)
County of Lawrence)

On this 9th day of August, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Geraldine Chapman Evans, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Tammy Hunt
Notary Public

My Commission Expires: 12-5-05

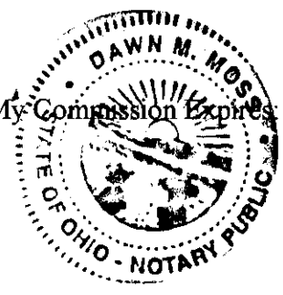


State of Ohio)
County of Mahoning)

On this 9th day of August, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James E. Hunt, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Dawn M. Moss
Notary Public

My Commission Expires: Sept 11, 2005



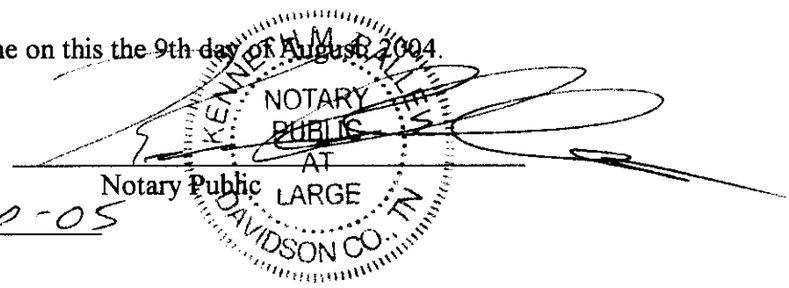
DAWN M. MOSS, Notary Public
STATE OF OHIO
My Commission Expires Sept.11, 2005

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 119,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of August, 2004.



Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Austin Ray
935 Russell Street
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
82-16-B-101CO