WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/30/04 10:09 2pgs
Fees:13.00 Taxes:316.35

20040830-0104314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-27-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melinda Vallem	UAAA FEDERAL SAVINGS BANK	163-11A-31
(NAME)	(NAME)	
404 Oak Forge Drive	10750 MCDERMOTT FREEWAY	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	SAN ANTONIO, TX 78288-0558	
(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, Mark F. Chapman a/k/a Mark Francis Chapman and wife, Amelia Dianne Chapman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melinda Vallem, unmarried, 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 Unit No. 31 on the Plan of Third Revision, Bell Forge Village, Section Two, of record in Plat Book 6900, Page 250, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mark F. Chapman, by Quitclaim Deed dated May 26, 2004, from Amelia Dianne Chapman of record in Instrument No. 20040527-0062298, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Mark Francis Chapman and wife, Amelia Dianne Chapman as tenants by the entirety, by Quitclaim Deed dated August 29, 2001, from Amelia Dianne Chapman f/k/a Amelia Dianne Gatlin, of record in Instrument No. 20010910-0097835, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Amelia Dianne Gatlin, by Warranty Deed dated November 27, 2000, from Tonya F. Walker Givens and husband, James R. Giverns, of record in Instrument No. 20001129-0117219, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 404 Oak Forge Drive, Antioch, TN 37013

(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 hands this 27th day of August, 2004.

Mark F. Chapman

Amelia Dianne Chapman

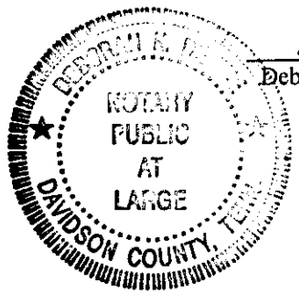
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark F. Chapman and Amelia Dianne Chapman, 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 27th day of August, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public