Davidson County DEEDWARR
Recvd: 10/11/04 09:21 2pgs
Fees:13.00 Taxes:303.40
20041011-0122355

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Candria Chapman 3112 Ewingdale Drive Nashville TN 37207	Same	David W. McMackin 104 East Park Dr., Ste. 104 Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer is $82,000.00

Affiant
Subscribed and sworn to before me on October 6, 2004.

Notary Public

GIB VAN DER HEYDEN MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE 05-30-07 DAVIDSON COUNTY, TN

My Commission Expires:_____

Map & Parcel No.
60-01-172.00

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Bernice Edwards Rains, Jr. and wife, Anita Lynn Hyche-Rains, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Candria Chapman, married, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Being Lot No. 104 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, page 142, Register's Office for said County.

Said Lot 104 fronts 54.76 feet on the northerly margin of Ewingdale Drive and extends back 135.6 feet on the westerly line and 149.76 feet on the easterly line to a broken line in the rear measuring 64.69 feet thereon.

Being part of the same property conveyed to Bernice Edward Rains, Jr. and wife, Anita Lynn Hyche-Rains, by virtue of a Warranty Deed dated November 3, 2000, from Lisa M. Chapman, a single person, of record as Instrument No. 20001116-0113690, Register's Office for Davidson County, Tennessee. This property is investment property only and is not nor has it ever been a primary residence.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 3112 Ewingdale Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on October 6, 2004.

Bernice Edwards Rains, Jr.

Anita Lynn Hyche-Rains

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Bernice Edwards Rains, Jr. and Anita Lynn Hyche-Rains, 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 Brentwood, Tennessee, this the 6th day of October, 2004.

Notary Public

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES 05-30-07

My Commission Expires: