BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 05/06/05 11:17 2 pg
Fees:13.00 Taxes:1179.93

20050506-0051310

#265

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
John Barret Chapman and wife, Amy Chapman	FIRST HORIZON HOME LOAN CORP d/b/a	Map 171-3A-
4809 Manassas Drive	FIRST TENNESSEE HOME LOANS	Parcel 83.00
Brentwood, TN 37027	P.O. Box 809 Memphis, TN 38101	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jannie C. Gray Williams and husband, Leon Vincent Williams,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **John Barret Chapman and wife, Amy Chapman,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 182, on the Plan of Section Two, Fredricksburg, of record in Plat Book 7900, page 509, and in Plat Book 7900, page 640, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jannie C. Gray and Leon Vincent Williams, as joint tenants with right of survivorship by warranty deed from G. Dennis Gracey, III and Letitia M. Gracey of record in Book 11525, page 166, said Register's Office. The said Jannie C. Gray is one and the same as Jannie C. Gray Williams and Jannie C. Williams.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2005 Taxes, a lien not yet due and payable.**
2. **Restrictions, By-Laws, Charter, Amenities and Deeds of conveyance of record in Book 8920, page 65, Book 9600, page 393, Book 9860, page 840, Book 7798, page 843, Book 10453, page 931, Book 10894, page 541, Book 8920, page 45, Book 8920, page 40, Book 9443, page 538, Book 7900, page 807, Book 9698, page 81, and in Book 9698, page 124, said Register's Office.**
3. **Easements of record in Book 7993, page 249 and in Book 7851, page 712, said Register's Office.**
4. **All matters appearing of record in Plat Book 7900, page 509 and in Plat Book 7900, page 640, said Register's Office.**

This is improved property commonly known as **4809 Manassas Drive, Brentwood, TN 37027.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $318,900.00.

Amy Chapman
Affiant

Subscribed and sworn to before me this 5th day of May, 2005.

Notary public:

My Commission Expires: May 21, 2008

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 5th day of **May, 2005**.

Jannie C. Gray Williams
Jannie C. Gray Williams

Leon Vincent Williams
Leon Vincent Williams

[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 **Jannie C. Gray Williams and Leon Vincent Williams**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 5th day of **May, 2005.**

My Commission Expires MAR. 31, 2007

Notary Public

My Commission Expires:_____