Return to : First Title and Escrow Company, Inc.
File Number 24563

Davidson County DEEDWARR
Recvd: 08/24/05 15:45 2 pgs
Fees:13.00 Taxes:580.90
20050824-0101228

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050510

**Send Tax Bills To:**
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

**New Owner is:**
Samuel Gregory Sanford
5056 Meta Drive
Nashville, TN 37211

MAP: 161-02-0
PARCEL: 166.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Timothy W. Chapman and wife, Janet T. Chapman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Samuel Gregory Sanford , single** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Being Lot No. 58 on the plan of Section Two, McMurray Place, of record in Book 5200, page 440, Register's Office for said County.

Said Lot No. 58 fronts 65.73 feet on the northeasterly margin of Meta Drive and extends back 144.41 feet on the northwesterly line and 148.79 feet on the southeasterly line to a dead line in the rear, measuring 74.47 feet thereon.

Being the same property conveyed to Timothy W. Chapman and wife, Janet T. Chapman by Deed from William T. Pruitt and wife, Patricia L. Pruitt dated May 15, 1986, recorded May 30, 1986, in Book 6872, page 541, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JC, LC Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17 day of August, 2005.

GRANTOR:

Timothy W. Chapman

**Timothy W. Chapman**

Janet T. Chapman

**Janet T. Chapman**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Timothy W. Chapman and wife, Janet T. Chapman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17 day of August, 2005.

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Nov 25, 2006

Notary Public

My Commission Expires:_____

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

The actual consideration or value, whichever is greater, for this transfer is $157,000.00.

Affiant

**SWORN TO** and subscribed before me this 17 day of August, 2005

Christina M. Read

NOTARY PUBLIC

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

My commission expires: _____