PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: _____ Title No: 48172

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/28/06 08:41 2 pgs
Fees:13.00 Taxes:1128.50
20060828-0105634

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Claude Chapman Renae Chapman 3400 Wynfall Lane Nashville, Tennessee 37211	SAME

TAX MAP-PARCEL NUMBERS: 180040B01800C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mills E. Bell III and spouse, Sheri M. Bell,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Claude Chapman and spouse, Renae Chapman** 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 Davidson County, Tennessee, being Lot No. 18 on the Plan of Phase I, Brookview Forest of record in Doc. No. 20030716-0099526, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mills E. Bell, III and Sheri M. Bell by deed from Drees Premier Homes, Inc. of record in Doc. No. 20050721-0085139, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20030716-0099526, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20030829-0125803, amended in Doc. No. 20050505-0050962, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 3400 Wynfall, Nashville, Tennessee 37211

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 24th day of August, 2006 .

Mills E. Bell III

Sheri M. Bell

State of TENNESSEE
County of WILLIAMSON

On this 24th day of August, 2006 , before me the undersigned authority, personally appeared **Mills E. Bell III and Sheri M. Bell** , 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.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $305,000.00

Nicholas Greco
Affiant

Sworn and subscribed before me this 24th day of August, 2006

My Commission Expires: _____

DENISE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE Denise White My Commission Expires July 19, 2008 STATE OF TENNESSEE

Notary Public