(2)

Davidson County DEEDWARR
Recvd: 04/09/07 13:02 2 pgs
Fees:13.00 Taxes:1276.50

20070409-0041766

WARRANTY DEED

G-VRE-07-1512

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Rebecca D. Rivas
Affiant

Subscribed and sworn to before me, this 23rd DAY OF March, 2007.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/24/2007

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lonnie Yandell	JP Morgan Chase Bank, N.A. (NAME)	
1512 Woodland Street (ADDRESS)	701 Kansas Ln. (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Monroe, LA 71203-4774 (CITY) (STATE) (ZIP)	83-9-467.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHAWN CHAPMAN AND WIFE, HEATHER CHAPMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LONNIE YANDELL AND WIFE, JUDY YANDELL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 5, PLAN OF LINDSLEY PARK ADDITION, as shown on plat of record in Plat Book 547, Page 76, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shawn Chapman, an unmarried man by Warranty Deed from Jerry N. Smith and wife, Mary Louise Smith, recorded on the 23rd day of July, 2003 in Instrument No. 20030723-0103092, in the Register's Office of Davidson County, Tennessee. Heather Chapman joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 547, page 76, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1512 Woodland Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 23rd day of March, 2007.

Shawn Chapman by John Alley Attorney in fact
Shawn Chapman by John Alley attorney-in-fact

Heather Chapman by John Alley Attorney in fact
Heather Chapman by John Alley attorney-in-fact

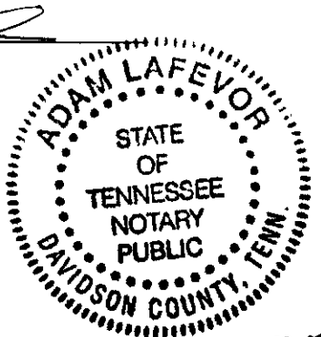
STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of March, 2007, before me personally appeared John Alley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shawn Chapman, and Heather Chapman and who acknowledged he/she/they executed the same as the free act and deed of the said Shawn Chapman and Heather Chapman.

Witness my hand and official seal, this the 23rd day of March, 2007.

Notary Public

My Commission Expires:



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville TN 37212
Phone: (615)383-2903