BOX 10-A

RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00
WARRANTY DEED	Affiant Subscribed and sworn to before me, this 30th DAY OF JULY, 2008. Notary Public
G-VRE-08-7976	MY COMMISSION EXPIRES: (AFFIX SEAL)
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
Charles B. Chapman	Countrywide Bank, FSB	
7976 Boone Trace	(NAME) 801 Crescent Centre Drive Suite 510	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin, TN 37067	126-15-A-110.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we TRACEY L. WATSON N/K/A TRACEY L. RUFF
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES B. CHAPMAN AND WIFE, MARGARET E. CHAPMAN, 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 129, SECTION TWO, BOONE TRACE AT BILTMORE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGES 316 AND 317, 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 TRACEY L. WATSON, UNMARRIED BY WARRANTY DEED FROM KENNETH A. JEAN AND WIFE, LAURA BETH JEAN, RECORDED ON THE 11TH DAY OF SEPTEMBER, 2002 IN INSTRUMENT NO. 20020911-0110535, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. PAUL RUFF JOINS IN THE 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 BOOK 9700, PAGE 316 & 317; BOOK 10995, PAGE 618; BOOK 7265, PAGE 657; BOOK 9342, PAGE 312; BOOK 9735, PAGE 931; BOOK 10032, PAGE 813; BOOK 10306, PAGE 817; BOOK 11455, PAGE 443; BOOK 9607, PAGE 534; INSTRUMENT NUMBER 20001211-0121618; 20010717-0075902; 20011119-0126832, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 7976 Boone Trace, Nashville, Tennessee 37221
(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.

Davidson County DEEDWARR
Recvd: 07/31/08 11:09 2 pgs
Fees:13.00 Taxes:702.63
20080731-0078517

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hand(s) this 30th day of July, 2008.

Tracey L. Watson n/k/a Tracey L. Ruff

Paul Ruff

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracey L. Watson n/k/a Tracey L. Ruff and Paul Ruff, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of July, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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