BOOK 4516 PAGE 262 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,807.00

Frank G Rackstraw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 71.

June D. McKinney
Notary Public

MY COMMISSION EXPIRES: April 28 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY .
Percy Wilkins, Jr., Atty. 112 Stahlman Bldg., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank G. Rackstraw (NAME)	Guaranty Mortgage Company (NAME)	5D 46584
4016 Keeley Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	Map 162 2
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	Par 72

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FARRIS SNODDY AND HUSBAND, RAYMOND T. SNODDY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK G. RACKSTRAW AND WIFE, PATSY J. RACKSTRAW

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 112 on the Plan of Colewood Acres, Section 2, of record in Book 3700, page 135, Register's Office for said County, as follows:

SAID Lot No. 112 fronts 80 feet on the northeasterly side of Keeley Drive and runs back 180 feet on the northwesterly line and 202.1 feet on the southeasterly line to a dead line measuring 40 feet thereon.

BEING the same property conveyed to Farris Snoddy by deed from Norman Richard Hull and wife, Georgie Ann Hull of record in Book , page , Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to Guaranty Mortgage Company of record in Book 4217, page 386, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

This is { unimproved ( ) improved (X) } property, known as 4016 Keeley Drive, Nashville, Tennessee (Antioch)
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 30th day of June, 19 71

Farris Snoddy
Farris Snoddy

Raymond T. Snoddy
Raymond T. Snoddy

PSMA

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Farris Snoddy and husband, Raymond T. Snoddy

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June 19 71.

Commission expires April 28, 1974

June D McKinney
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
FARRIS SNODDY ET VIR

TO
FRANK G. RACKSTRAW ET UX

B 21247

IDENTIF. REFERENCE

JUN 30 3 41 PM '71

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN30 71	CONV	21,807.00			
JUN30 71	S TAX		A*	56.68	
JUN30 71	PRTFEE		A*	.50	
JUN30 71	VDEED		A*	3.00	* 60.18