THIS INSTRUMENT PREPARED BY:
JOSEPH B. PITT, JR.
FIRST AMERICAN CENTER
NASHVILLE, TN 37238

File 35

BOOK 6573 PG 495

WARRANTY DEED

File 35

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. Clint Davidson, Jr.	Same	map 116-15
(NAME) 412 Lynnwood Blvd.	(NAME)	parcel 86
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)----------
Dollars,

Cash in hand paid by H. Clint Davidson, Jr. and wife, Ginna Dee Davidson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Mary Curtis Snell, Unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said H. Clint Davidson, Jr. and wife, Ginna Dee Davidson

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being the northerly 111 feet front and 127 feet rear of Lot No. 99 on the Plan of part of Royal Oaks Land Company's Subdivision of the Baker tract, as of record in Book 421, pages 102 and 103 Register's Office for said County.

Said part of Lot No. 99 fronts 111 feet on the easterly side of Lynwood Boulevard and runs back 400 feet to a dead line, measuring 127 feet thereon.

Being the same property conveyed to Mary Curtis Snell, by deed from Thomas M. Prichett and Elberta A. Prichett of record in Book 1581, page 277, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 190,000.00

Subscribed and sworn to before me, this the 21st day of May 19 85

My commission expires 5-20-87 (Affix Seal)

Affiant H. Clint Davidson

Notary Public Judy A Dobbs

unimproved (X)
This is improved ( ) property known as 412 Lynwood Boulevard, Nashville, Tennessee
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 21st *day of* May, 19 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Curtis Snell

Mary Curtis Snell

4518

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Mary Curtis Snell

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 21st *day of* May, *19* 85

Judy A Dobbs
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 5-20-87

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted, and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

TO

G248653

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILED & RECORDED
DAVIDSON COUNTY, TN
JUN 4 3 28 PM '85

IDENTIFICATION REFERENCE

6.2.9

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			900000.00- CAMT.	
	VB		900000.00 CAMT.	
			190000.00- CAMT.	
			494.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 500.50-	
			451CA06/04/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. O 12 9

IDENTIF. REFERENCE

JUN 4 3 32 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 141038