BOOK 6773 PAGE 603

Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Vernon G. Snyder, ETUX 430 Bryan Rd. Clarksville, Tn. 37043	Same as new owner	Map 14 Parcel 151 14D-38168

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, C. HAROLD McGEHEE, joined by his wife, SUZANNE M. McGEHEE and CHARLES ERWIN HARVISON, joined by his wife, NORMA T. HARVISON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said VERNON G. SNYDER and wife, MARGIE SNYDER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 4 on the Plan of McGehee and Harvison Acres of record in Plat Book 5210, page 235, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

Being a part of the same property conveyed to C. Harold McGehee and Charles Erwin Harvison, by deed from Gilbert S. Merritt, Jr., of record in Book 5222, page 50, Register's Office, Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. 1986 State and County taxes, prorated between the parties and assumed in full by Grantees.

2. Restricitons of record in Bok 5540, page 523, said Register's Office.

3. Easement for right of way to American Telephone & Telegraph Company by Charles Eggstein of record in Book 1511, page 156, said Register's Office, if applicable.

4. The Plan of record in Book 5210, page 235, said register's Office, shows an Owner's Certificate, a 150 foot setback line from Bidwell Road, 15 foot drainage easement along the rear and middle portion of said lot, and designated areas for soil absorption systems as shown on said plat.

And We, the GRANTORS, do further covenant and bind ourselve, 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.

WITNESS our hands on this the 29th day of January, 1986.

C. Harold McGehee
C. HAROLD McGEHEE

Charles Erwin Harvison
CHARLES ERWIN HARVISON

Suzanne B. McGehee
SUZANNE M. McGEHEE

Norma T. Harvison
NORMA T. HARVISON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. HAROLD McGEHEE and wife, SUZANNE M. McGEHEE and CHARLES ERWIN HARVISON and wife, NORMA T. HARVISON, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 29th day of January, 1986.

Diane M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $14,500.00.

Vernon G. Langdon
Affiant

Sworn to and subscribed before me, this the 29th day of January, 1986.

Diane M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
JAN 31 9 37 AM '86
IDENTIFICATION REFERENCE
7 2 8 4 0

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
			14500.00-	CAMT.
			37.70	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	44.20-
0683A01/31/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2 8 4 0

IDENTIFI. REFERENCE

JAN 31 8 37 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 215318