Mail

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jim Snider
532 Debbie Drive
Hermitage, TN 37076

MORTGAGEE:
City Federal Savings
P.O. Box 986
Newark, NJ 07184-0128

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
Map
Parcel
Field Book #

14836

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged we, **Robert M. Manners and wife, Jill McGinnis Manners,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jim Snider,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract or parcel of land located and lying in Davidson County, Tennessee, being Lot No. 89A on the plan of Zone Lot Dividision Losts 89, 90 & 100 Tulip Grove Woods, Phase 1, of record in Book 6250, page 619, Register's Office for Davidson County, Tennessee.

Said Lot No. 89A fronts 18.79 feet on the easterly margin of Debbie Drive and extends back 160.77 feet on the northerly line and 168.06 feet on the southerly line to a dead line in the rear, measuring 76.14 feet thereon.

It is also understood and agreed that part of the consideration for the transfer of this poroperty is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CityFed Mortgage Company of record in Book 6761, page 409, Register's Office Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantee.

Being the same property conveyed to Robert M. Manners and wife, Jill McGinnis Manners by virtue of a deed as of record in Book 6761, page 406, Register's Office for Davdison County, Tennessee.

This is improved property known as 532 Debbie Drive Hermitage, Tennessee, 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6369, page 879, and easements, covenants and conditions as shown

on the Plan of record in Book 6250, page 619, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

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 13 day of April, 1987.

Robert M. Manners
ROBERT M. MANNERS

Jill McGinnis Manners
JILL McGINNIS MANNERS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert M. Manners and wife, Jill McGinnis Manners,** bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 13th day of April, 1987.

Michelle H. Cuccia
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $61,114.32.

AFFIANT

Subscribed and sworn before me this 13th day of April, 1987.

Michelle H. Cuccia
NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 6-18-90

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

RECEIVED OF _____

FOR _____

BOOK 7203 PAGE 272

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

CI 4.00- CONT.
17[illegible] STAX
.50 [illegible]
0.00 [illegible]
CHK # 177.50-
4:57:34/10/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14836

IDENTIFICATION REFERENCE

AUG 07 09 PM '07

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 69278