Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Gerry E. Snoddy
2206 Belmont
Nashville, TN. 37212

SEND TAX BILLS TO:
MORTGAGEE:

MAP-PARCEL NUMBERS:
MAP 117-8
PARCEL 145
24W-14245

WARRANTY DEED BOOK 7415 PAGE 971

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Eleanor McElroy, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Gerry E. Snoddy

hereinafter called the Grantee, Grantee's 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. 170 on the plan of Victoria Place, of record in Book 332, page 10, Register's Office for said County.

SAID Lot No. 170 fronts 60 feet on the southerly side of Ferguson Avenue and extends back between parallel lines a distance of 140 feet to an alley.

Being the same property conveyed to Sidney McElroy and wife, Eleanor McElroy by deed from Elsie C. Ferguson, a widow of record in Book 4250, page 30, said Register's Office. Sidney McElroy has since died leaving Eleanor McElroy as sole owner as surviving tenant by the entirety.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

8 6 8 7 4

IDENTIFICATION REFERENCE

DEC 2 11 20 AM '87

DAVIDSON COUNTY, TN

This is (un)improved property, known as 1521 Ferguson Avenue, Nashville, Tennessee 37212.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of November, 19 87.

Eleanor McElroy

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of November, 19 87 before me personally appeared Eleanor McElroy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7415 PAGE 972

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (of other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 79,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 30th day of November, 19 87.

My Commission Expires: Oct 9, 1991

_____
Notary Public

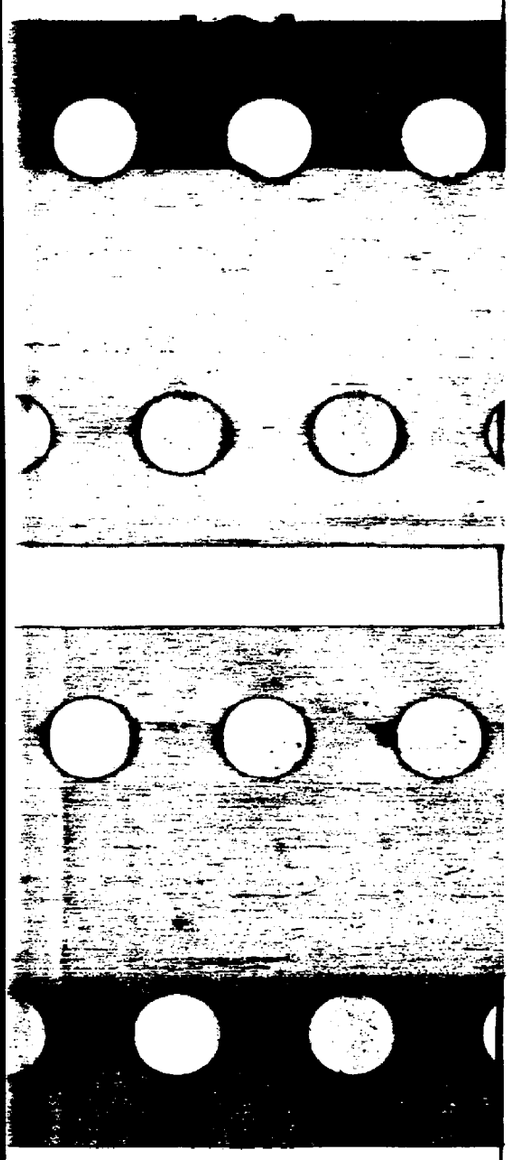
WARRANTY DEED

from: Eleanor McElroy

to: Gerry E. Snoddy

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

27172



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7415 PAGE 973

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

79000.00- CAMT.
221.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 227.70-
767IA12/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.6.8.7.4.

IDENTIFICATION REFERENCE

DEC 2 10 20 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 40744