Return to:

53041

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
311 EAST MAIN STREET
HENDERSONVILLE, TENNESSEE 37075
(PLEASE RETURN TO ABOVE AFTER RECORDING)

IDENTIFICATION REFERENCE

MAP GROUP PARCEL
41-7-27
FIELD BOOK NUMBER
10D 28140

Jul 27 9 30 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

NEW OWNER'S ADDRESS:
ERNEST SNELL and wife CORA SNELL
1228 Belle Grimes Lane
Nashville, Tennessee 37207

BOOK 7610 PAGE 390

SEND TAX BILLS TO:
New Owner at above address.

1437 07/27 0101 03CHECK 118.70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JAMES LOFTIN GRAVES, as sole heir of RUBY GRIFFEY GRAVES, has this day bargained and sold and by this instrument does transfer and convey unto ERNEST SNELL and wife CORA SNELL, their heirs and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being part of the west part of Lot No. 3 on the Map of the lands of K.T. Morris, deceased, as of record in Book 57, page 49, Register's Office for said County, known as Tract No. 2, and described according to an unrecorded survey made by Cantrell, Connell & Morrison, Engineers, February 22, 1958, as follows:
>
> Said Tract No. 2 fronts 68 feet on the northerly side of Bell Grimes Lane and extends back 200 feet on the westerly line and 200 feet on the easterly line to a dead line in the rear, on which it measures 68 feet.
>
> Being the same property conveyed to Mrs. Ruby Griffey Graves by Deed from Robert C. Adkinson and wife, Bernice L. Adkinson of record in Book 3763, Page 483, Register's Office for Davidson county, Tennessee.
>
> RUBY GRIFFEY GRAVES died in Davidson County, Tennessee, on June 13, 1988, leaving one son, James Loftin Graves, as her only heir. Non-taxable estate certificate number ON FILE.

THIS IS INHERITED PROPERTY AND HAS NEVER BEEN OCCUPIED AS THE HOMEPLACE OF JAMES LOFTIN GRAVES OR HIS FAMILY.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to ERNEST SNELL and wife CORA SNELL, their heirs, successors, and assigns, forever.

And JAMES LOFTIN GRAVES, as sole heir of RUBY GRIFFEY GRAVES

covenants with ERNEST SNELL and wife CORA SNELL that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

JAMES LOFTIN GRAVES, as sole heir of RUBY GRIFFEY GRAVES further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to ERNEST SNELL and wife CORA SNELL, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, JAMES LOFTIN GRAVES, as sole heir of RUBY GRIFFEY GRAVES has hereunto set his hands on this the 25th day of July, 1988. Mary Ann Graves, wife of James Loftin Graves, executes this document of the same day for the purpose of conveying her marital interest in such property.

James Loftin Graves
JAMES LOFTIN GRAVES

Mary Ann Graves

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared the within named, JAMES LOFTIN GRAVES, as sole heir of RUBY GRIFFEY GRAVES, the bargainor with whom I am personally acquainted, and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 25th day of July, 1988.

SHELTON HATCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
12-11-89

Shelton Hatcher
Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $34000.00

SHELTON HATCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Janet E. Singleton
Affiant

Sworn to and subscribed before me, this the 25th day of July, 1988.

My Commission Expires:
12-11-89

Shelton Hatcher
Notary Public

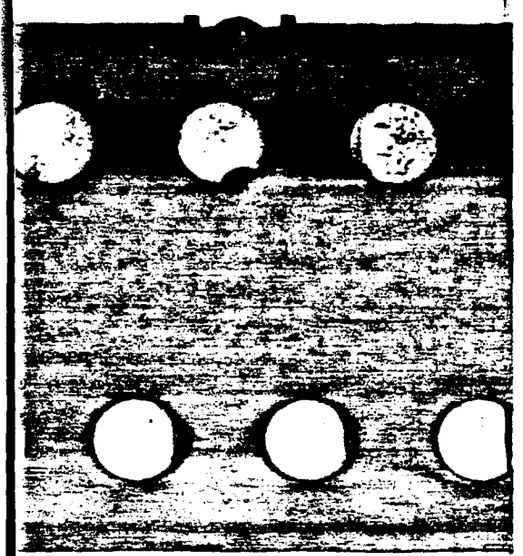
STATE OF TENNESSEE
COUNTY OF SUMNER

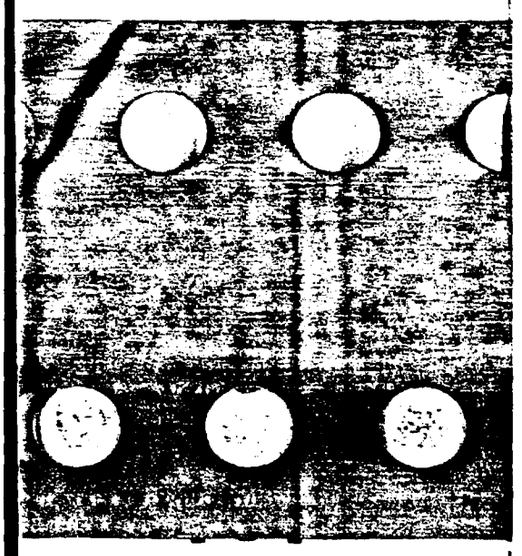
Before me, the undersigned, a Notary Public in and for said State of County aforesaid, personally appeared the within named, MARY ANN GRAVES, the bargainors with whom I am personally acquainted, and acknowledged that they executed this instrument for the purposes therein contained, this July 25, 1988.

My Commission Expires:
12-11-89

SHELTON HATCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Shelton Hatcher
Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7610 PAGE 392

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CD 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
				CAMT 34000.00
				CON TX 112.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 118.70
				CHECK 118.70
07/27/98	01			09:32 0001 1437

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53041

IDENTIFICATION REFERENCE

JUL 27 9 30 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117195