file box 8/jcb

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

ADDRESS NEW OWNER:
Eleanor M. Snyder
4202 Dakota Avenue
Nashville, TN 37209

MORTGAGEE:
Countrywide Funding
Corporation
155 N. Lake Ave., P.O. Box 7137
Pasadena, CA 91109-7137

MAP-PARCEL NUMBERS:
MAP 91-16
PARCEL 262
25W-00940

WARRANTY DEED BOOK 7614 PAGE 373

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, Mary Henry Pepper Peyser and husband, Fred Peyser hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Eleanor M. Snyder, unmarried 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, Tennesseee, being the westerly 11 feet of Lot No. 101 and the easterly 39 feet of Lot No. 103, Block 4 on the plan of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for said County.

SAID property fronts 50 feet on the northerly margin of Dakota Avenue, formerly 4th Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mary Henry Pepper Peyser by Quitclaim Deed from Harriet Young Peyser Grable of record in Book 7507, page 444, Register's Office for Davidson County, Tennessee.

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

5441.9
IDENTIFICATION REFERENCE
AUG 1 11 19 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2133 08/01 0101 03CHECK 207.80

This is (~~un~~)improved property, known as 4202 Dakota Avenue, Nashville, TN 37209.

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 29th day of July, 1988.

Fred Peyser

Mary Henry Pepper Peyser

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of July, 1988, before me personally appeared Mary Henry Pepper Peyser and Fred Peyser, 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 they executed the same as their free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 (or 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___.

BOOK 7614 PAGE 374

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $61,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 29th day of July, 1988.

My Commission Expires: Oct 9, 1991

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

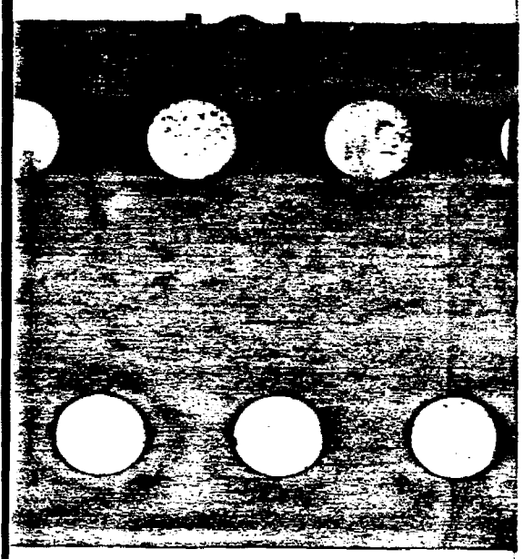
WARRANTY DEED

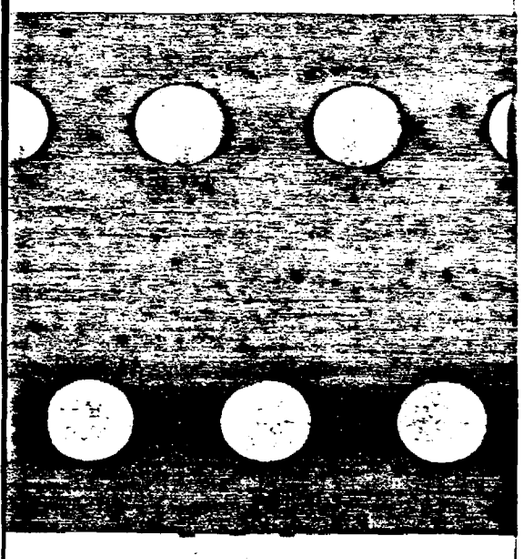
from:
Mary Henry Pepper Peyser
and husband, Fred Peyser

to:
Eleanor M. Snyder, unmarried

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

TN-27708





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7614 PAGE 375

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - 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
				CAMT 61000.00
				CON TX 201.30
				PRFEE 0.50
				WDEED 6.00
				TOTAL 207.80
				CHECK 207.80
08/01/88		01		11:17 0001 2133

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5441.9

IDENTIFICATION REFERENCE

AUG 1 11 24 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118741