BOX 58

BOOK 8455 PAGE 774

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 91

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 27, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Str., Su. 1465, NASHVILLE, TN 37238-1465

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Snider	NEW OWNER	MAP 142-13A
(NAME)	(NAME)	
1536 Eller Drive	1536 Eller Drive	PARCEL 6
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rochford Realty and Construction Co., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Snider and wife, Anne B. Snider

HEREINAFTER CALLED 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. 6 on the plat of Riverside, Phase I, a Planned Unit Development, as shown on the plan of Riverside as of record in Book 6900, page 492, Register's Office for Davidson County, Tennessee, reference to which is here made for a more particular description.

TOGETHER with an undivided percentage interest in the Common Elements (as defined in the Declaration of Easements and Restrictive Covenants for Riverside) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said lot pursuant to the Restrictive Covenants.

Being part of the same property conveyed to Rochford Realty and Construction Co., Inc. by deed from Frank H. Carter and wife, Dolores H. Carter, Charles C. Handly, Jr., and Mary Handly Beard of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.

This legal description was obtained using information from the above recorded Plat.

This property is conveyed subject to the Restrictive Covenants of record in Book 7405, page 780 and Book 7185, page 619 and the Plan of record in Book 6900, page 492 and Easements of record in Book 7103, page 48; Book 6970, page 284; Book 6970, page 281; Book 6970, page 278; Book 6970, page 275 and Book 6972, page 45, said Register's Office.

Taxes for the current have been paid and assumed by the buyer day of close.

unimproved ( )
This is improved ( ) property, known as 1536 Eller Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 1st day of October, 19 91

Rochford Realty and Construction Co., Inc.
By: James G. Thomas
Its: Agent

BOOK 8455 PAGE 775

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainer _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Faye Head a Notary Public within and for the State and County aforesaid, personally appeared James G. Morrissey and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Agent and _____ respectively of the Rochford Realty and Construction Co., Inc. the within named bargainor, and corporation, and that he as such Agent and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James G. Morrissey as such Agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 1st day of October 19 91.

My commission expires ~~My Commission Expires NOV. 27, 1993~~

Faye Head
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5.15.40

IDENTIFICATION

Oct 2 2 26 PM '91

9597 10/02 0101 03CHECK 594.93

Page 2 of 2

WARRANTY DEED

FROM

~~Rochford Realty and Construction Co., Inc.~~

TO

Thomas A. Snider and wife, Anne B. ~~Snider~~

RETURN TO:

COMBOS & HIX, P. C.
315 Deaderick Str., Su. 1465
NASHVILLE, TN 37238-1465



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

RECEIVED OF _____

FOR _____

BOOK 8455 PAGE 776

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

CAMT
158900.00
CON TX 587.93
PRFEE 1.00
WDEED 6.00
TOTAL 594.93
CHECK 594.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.1.5 4.0.

IDENTIFICATION REFERENCE

OCT 2 2 26 PM '91

10/02/91 01 14:27 0001 9597

No. 464415