99260

IDENTIF. & REFERENCE

WARRANTY DEED

94 OCT 12 PM 3:13

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

BOOK 9491 PG 532

THIS INDENTURE, made and entered into as of the **7th** day of **October, 1994** by and between

RUBY JO GRIFFITH, AN UNMARRIED PERSON ,

hereinafter referred to as Grantor, and

BARRY S. EVANS, AN UNMARRIED PERSON ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 96 ON THE PLAN OF JOYWOOD AS OF RECORD IN BOOK 974, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 96 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF TRINITY LAND AND RUNS BACK 176.65 FEET ON THE WESTERLY LINE AND 176.80 FEET ON THE EASTERLY LINE TO A DEAD LINE, MEASURING 50 FEET THEREON.

INCLUDED BUT EXCLUDED BEING A PART CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 6024, PAGE 619, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

BEGINNING AT A POINT, BEING THE NORTHEASTERN CORNER OF PROPERTY BELONGING TO ANNE NEAL WHITE; SAID POINT BEING COMMON TO PARCEL 285 ON MAP 71-8, AS RECORDED IN BOOK 4051, PAGE 258 OF THE R.O.D.C., TENNESSEE; THENCE WESTERLY ALONG THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF EAST TRINITY LANE, BEARING N. 84 DEG. 01' 26" W, 50 FEET, MORE OR LESS, TO A POINT ON THE COMMON PROPERTY LINE OF PARCELS 284 AND 283 ON MAP 70-8; THENCE ALONG SAID PROPERTY LINE, BEARING S 3 DEG. 26' 34" W, 5 FEET, MORE OR LESS, TO A POINT; THENCE IN A STRAIGHT LINE, BEARING S 84 DEG 01' 26" E, 50 FEET, MORE OR LESS, TO A POINT ON THE COMMON PROPERTY LINE OF PARCEL 284 AND 285 ON MAP 71-8; THENCE ALONG SAID PROPERTY LINE, BEARING N 3 DEG. 26' 34" E, 5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING THEREIN AN AREA OF 250 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RUBY JO GRIFFITH BY WILL FROM ANN NEAL WHITE OF RECORD IN WILL BOOK 187, PAGE 208, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all

persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

x Ruby Jo Griffith
RUBY JO GRIFFITH

x Joseph M. Griffith

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **RUBY JO GRIFFITH, AN UNMARRIED PERSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **7th** day of **October, 1994**.

Notary Public

Commission Expiration: 11-25-95

JORDAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$39,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

x
Affiant

Subscribed and sworn to before me this **7th** day of **October, 1994.**

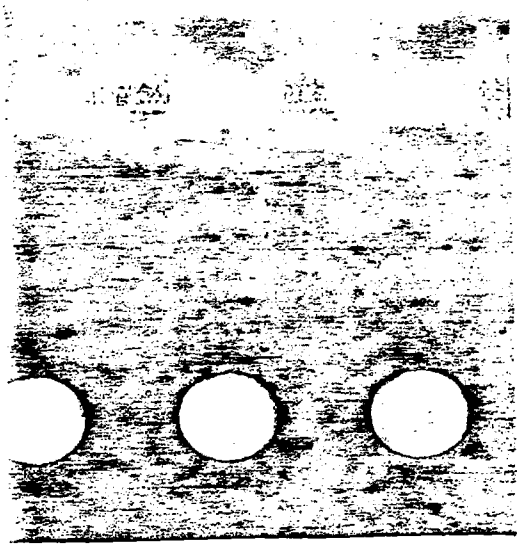
Notary Public

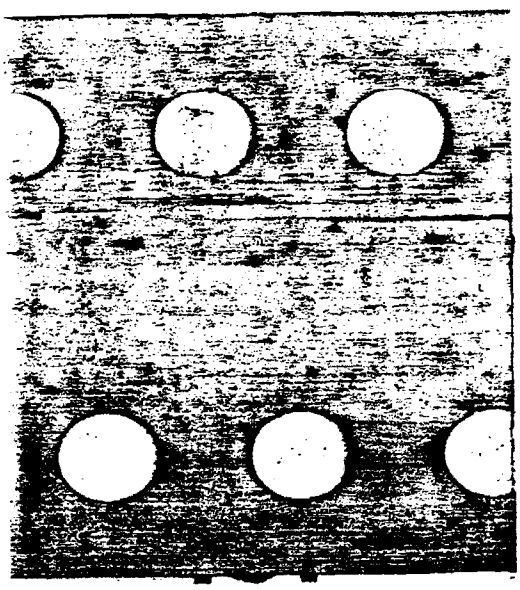
Commission Expiration: 11-25-95

JORDAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD. NASHVILLE, TN. 37215	COUNTRYWIDE FUNDING CORP. 155 North Lake Avenue Pasadena, CA 91109	422 EAST TRINITY LANE NASHVILLE, TN. 37207 MAP PARCEL NUMBER 71-8-284

7452 10/12 0101 03CHECK 156.63





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

RECEIVED OF _____

FOR _____

BOOK 9491 PG 534

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	39900.00
			CON TX	147.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	156.63
			CHECK	156.63
10/12/94	01		15:12 0001	7452

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99260
IDENTIF. ↑ REFERENCE

94 OCT 12 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 843660