SWB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9609 PG 206

ADDRESS NEW OWNER:
Evelyn Marsh
4716 Dividing Ridge
Joelton, TN 37080

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 71-14
GROUP
PARCEL 331

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Matthew Sherrill and wife, Arenda Sherrill, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Evelyn Marsh, hereinafter called the Grantee, her 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. 38 of Block "A" on the map of East View Subdivision of Shwab Property, of record in Book 547, page 64, said Register's Office.
>
> Said Lot No. 38 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel lines 120 feet to the south line of Lot No. 6.
>
> Being the same property conveyed to Matthew Sherrill and wife, Arenda Sherrill by deed from Jack J. Cohen, as of record in Book 3278, page 125, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 12 Ligon Lane, Nashville, TN 37207.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1995 taxes a lien but not yet due and payable.
2. Easement for water way of record in Book 1336, page 91, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Evelyn Marsh, her heirs and assigns, forever; and we, Matthew Sherrill and wife, Arenda Sherrill, do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9609 PG 207

Witness our hands this the 1st day of March, 1995.

Matthew Sherrill

Arenda Sherrill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Matthew Sherrill the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of March, 1995.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Mar 22, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Arenda Sherrill the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of March, 1995.

THOMAS E. ROWELL NOTARY PUBLIC 1995 DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 25 Nov 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 2,000.00.

Evelyn Marsh
AFFIANT

Subscribed and sworn to before me
this 1st day of March, 1995.

NOTARY PUBLIC
My Commission Expires: Nov 28 1998

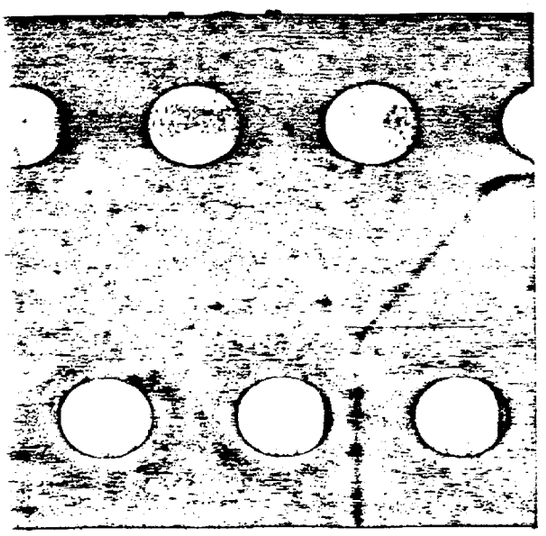
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

6668 03/02 0101 03CHECK 20.40

38699
IDENTIF. ↑ REFERENCE

95 MAR -2 PM 12:04

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

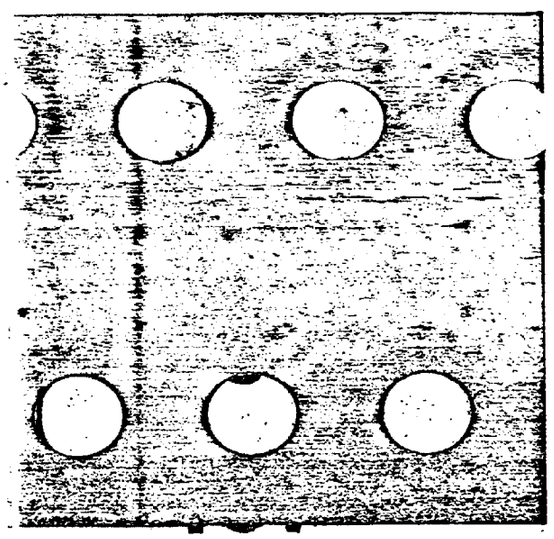
RECEIVED OF _____

FOR _____

BOOK 9609 PG 209

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	2000.00
CON TX	7.40
PRFEE	1.00
WDEED	12.00
TOTAL	20.40
CHECK	20.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/95 01 12:05 0001 6668

38699
IDENTIF. ← REFERENCE

95 MAR -2 PM 12:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 886321