0109146

IDENTIFICATION REFERENCE

PICK-UP

95 OCT -5 PM 3:24

DAVIDSON COUNTY, T...

This Instrument Prepared By:
CATHERINE C. HERSHEY
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

ADDRESS NEW OWNER:
BILLY J. EAVES, GERLIE V. RICKARD, and EVERETT M. COWLEY
810 Meadowlark Drive
Goodlettsville, Tennessee 37072

SEND TAX BILL:
To Owner

BOOK 9819 PG 742

MORTGAGEE:
Kenneth and Beryle Henshaw
P. O. Box 471
Hendersonville, TN 37077

MAP AND PARCEL:
MAP 34-1
PARCEL 44
FB# GO 09286

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, HERMAN W. GRIFFIN, Trustee for the Sandi Griffin Trust, hereinafter called the GRANTOR have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto BILLY J. EAVES, GERLIE V. RICKARD and EVERETT M. COWLEY, 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:

> Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Echo Meadows, as of record in Plat Book 2331, Page 64, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Herman W. Griffin, Trustee for the Sandi Griffin Trust by deed from Ruby Green et al of record in Book 8971, Page 321, said Register's Office.
>
> As part of the consideration for this transfer, the Grantees herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated June 2, 1993, in the original principal sum of $35,000.00, payable to Kenneth Henshaw and Beryle Henshaw in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 8971, Page 325, said Register's Office.
>
> This is improved property known as 810 Meadowlark Drive, Goodlettsville, TN 37072.
>
> This conveyance is made subject to the following:
>
> 1. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of record in Plat Book 2331, Page 64, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said BILLY J. EAVES, GERLIE V. RICKARD and EVERETT M. COWLEY, their heirs and assigns, forever; and I, HERMAN W. GRIFFIN, Trustee for the Sandi Griffin Trust, do further covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind myself, and my successors 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 shall include the plural, the plural the singular, and the use of any gender shall be

applicable to all genders.

Witness our hands this the 3rd day of October, 1995.

HERMAN W. GRIFFIN, Trustee for the Sandi Griffin Trust

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, the within named HERMAN W. GRIFFIN, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Trustee of the Sandi Griffin Trust and that he, as such Trustee and with full power and authority so to do, executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 3rd day of October, 1995.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

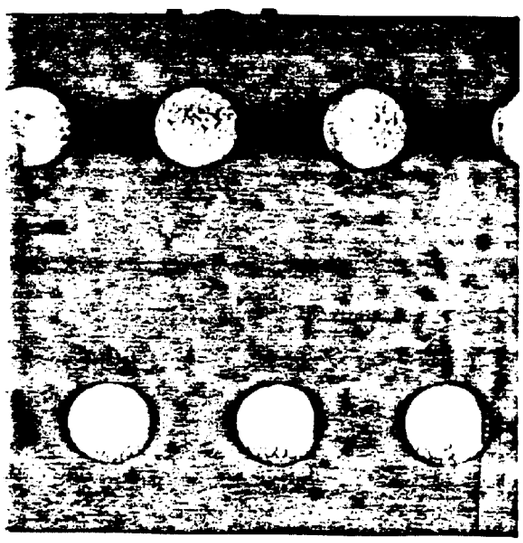
AFFIANT

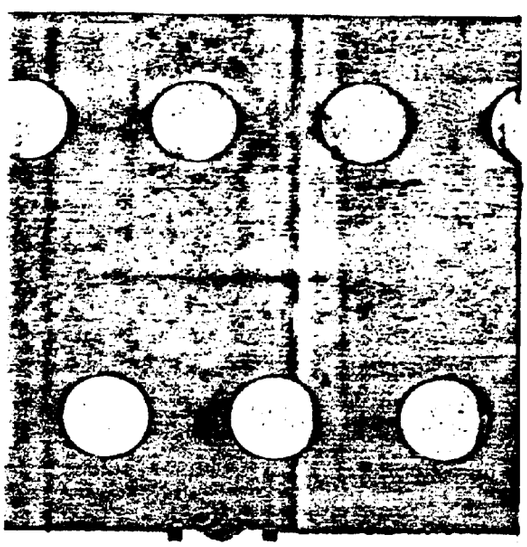
Subscribed and sworn to before me on this 3rd day of October, 1995.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

3529 10/05 0101 03CHECK 564.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9819 PG 744

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
150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00
10/05/95 01 14:24 0001 3519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0109146
IDENTIF. # REFERENCE

95 OCT -5 PM 2:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 962293