BOOK 9950 PG 321

22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF February, 19 96

Notary Public J. PHILLIP JONES

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD E. WALLER	JOE N. SMITH	22-0-61
(NAME)	(NAME)	
5544 DEER RUN	7174 WHITES CREEK PIKE	14D23010
(ADDRESS)	(ADDRESS)	
JOELTON, TN 37080	JOELTON, TN 37080	
(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, LARRY H. SNEDEKER AND CANDICE SNEDEKER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD E. WALLER AND WIFE, DEBORA L. WALLER, ONE-HALF UNDIVIDED INTEREST AND W. N. SMITH AND WIFE, ALMA SMITH AND JOE N. SMITH, A SINGLE PERSON, ONE-HALF * 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: *UNDIVIDED INTEREST

LAND in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, as follows:

FIRST TRACT: Beginning at a stake in the center of the CLARKSVILLE ROAD, the Northwest corner of B. R. DEMONBREUN'S 39 acre tract; thence with the center of said road North 74-3/4° West 6 poles, North 77° West 46.6 poles, North 76° West 31.6 poles to O. W. FOSTER'S Northeast corner; thence with said FOSTER'S East line, and with G. F. ANDERSON'S East line South 1° West 107.42 poles to a stake and white oak pointers in the South line of the Old JOEL R. GRIFFIN tract; thence with said line South 88° East 82.44 poles to a stake, black oak, white oak and dogwood pointers, said DEMONBREUN'S Southwest corner; thence with his West line North 1° East 90.82 poles to the beginning.

SECOND TRACT: Beginning at a stake in the southern boundary line of a tract of land conveyed to ELIAS CATES MILLIKEN and wife, by deed from L. W. POTTER, et al, of record in Book 613, page 358, Register's Office for said County, GEORGE HACKEBEIL'S Northeast corner; thence South 88° East, with the Southern boundary line of said MILLIKEN'S tract of a small hollow, with three beech pointers; thence North 88° West and parallel with MILLIKEN'S Southern line 1174.8 feet to a stake in GEORGE HACKEBEIL'S Eastern boundary line; thence North 1-1/2° East, with said HACKEBEILS'S Eastern boundary line, 371.25 feet

*** CONTINUED .

unimproved ( )
This is improved (X) property, known as 3565 OLD CLARKSVILLE PIKE, JOELTON, TN 37080
(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 our hand s this 13th day of February, 19 96

LARRY H. SNEDEKER

CANDICE SNEDEKER

95 FEB 16 PM 12:50
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

015173
IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY H. SNEDEKER AND CANDICE SNEDEKER, HUSBAND AND WIFE

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 13th day of February, 19 96.

Commission expires November 27, 1999

J. PHILLIP JONES Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

*** CONTINUATION

3827 02/16 0101 03CHECK 2118.00

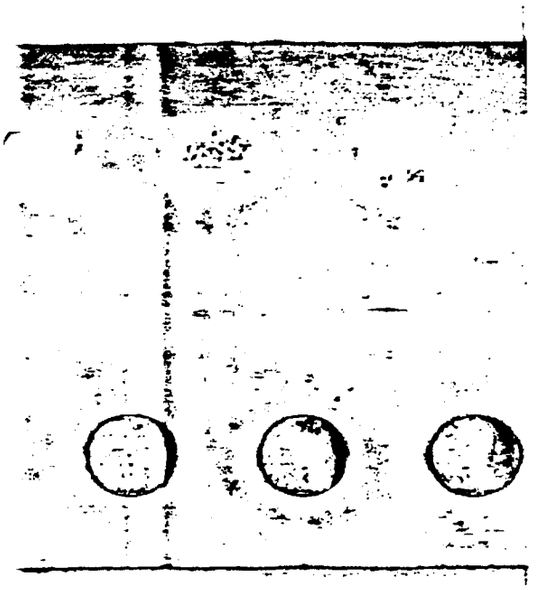
to the beginning.

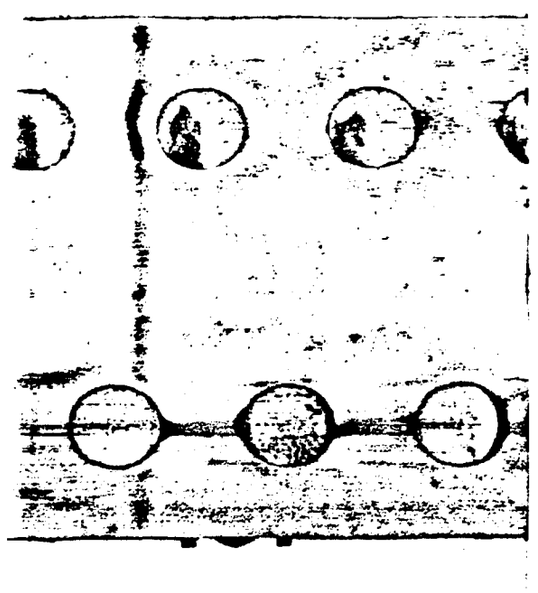
BEING the same property conveyed to LARRY H. SNEDEKER,, by deed from THERESA PURETTE GILLIAM, a single person, of record in Book 6906, page 206, Register's Office for Davidson County, Tennessee.

CANDICE SNEDEKER, spouse of LARRY H. SNEDEKER, joins in to convey any interest she may have by reason of her marital status in subject property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD





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

RECEIVED OF _____

FOR _____

BOOK 9950 PG 323

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	570000.00
CON TX	2109.00
PRFEE	1.00
WDEED	8.00
TOTAL	2118.00
CHECK	2118.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0151173
IDENTIFICATION REFERENCE

95 FEB 16 PM 12:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1007010