File Box 29

BK 9965 PG 838

STATE OF TENNESSEE 6524-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,900.00

x Debra J Andrews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: 3/27/99

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra J. Andrews	Community Mortgage Corporation	136-13-138
(NAME)	(NAME)	
3006 Goodwin Drive	142 Timber Creek Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37217	Cordova, TN 38018	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Daniel Neil Balfour, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debra J. Andrews, unmarried

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:

See exhibit A attached hereto and made a part hereof.

0156062
IDENTIF. & REFERENCE

96 MAR -4 AM 10:16
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 3006 Goodwin Drive, Nashville, TN 37217

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 his hand this 27th day of February, 19 96.

Daniel Neil Balfour

BOOK 9965 PG 839

6524-M

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

Daniel Neil Balfour, unmarried

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 27th day of February, 1996.

My commission expires 3/27/99

Notary Public

File No.: 6524-M

ATTACHMENT

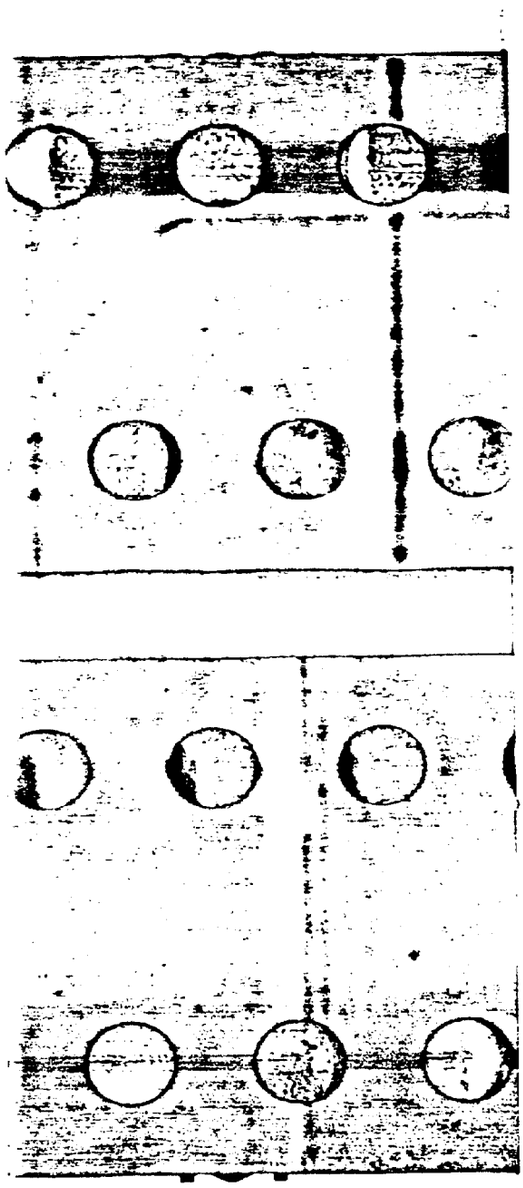
Land in Davidson County, Tennessee, being Lot No. 14A on the Plan of Edge-O-Lake Estates, Section 20A, as of record in Book 5800, page 198, Register's Office for Davidson County, Tennessee; the said Lot 14A being the easterly part of Lot 14 of said Subdivision being more particularly described as follows:

Beginning at a point in the southerly boundary of Goodwin Drive, and said point being the northeasterly corner of said tract; thence South 34 deg. 25 min. 42 sec. East 132.79 feet to a point; thence North 88 deg. 56 min. 19 sec. West 37.17 feet to a point; thence South 1 deg. 11 min. 19 sec. East 50 feet to a point; thence North 21 deg. 11 min. West 89.72 feet to a point; thence North 29 deg. 17 min. 56 sec. West 66.50 feet, more or less, to a point on the southerly boundary of Goodwin Drive; thence following said southerly boundary in an easterly direction 31.16 feet to the point of beginning.

BEING the same property conveyed to Daniel Neil Balfour, unmarried by deed from Thomas Lee Shadwick and wife, Crystal Shadwick, filed of record in Book 8981, page 44, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

4044 03/04 0101 03CHECK 208.73



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9965 PG 841

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 52900.00
CON TX 195.73
PRFEE 1.00
WDEED 12.00
TOTAL 208.73
CHECK 208.73

03/04/96 01 10:18 0001 4044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156062
IDENTIF. & REFERENCE

96 MAR -4 AM 10: 16

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1012167