58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Michelle R. Snyder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ~~ME, THIS THE~~ 29th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

BOOK 9970 PG 834

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle R. Snyder (NAME)	Columbia National Incorporated (NAME)	MAP 162-16
1415 Bell Trace Drive (ADDRESS)	P.O. Box 3050 (ADDRESS)	PARCEL 77
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (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, Debra H. Bettis Woodroof and wife, Ronald Woodroof

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michelle R. Snyder, 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:

Land in Davidson County, Tennessee, being lot No. 54B, on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, Lots 49 through 56 and 58, through 66, as of record in Book 6250, page 615, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Theresa Lynn McClard and Debra Holly Bettis, joint tenants with right of survivorship, by deed from Maxie Patton, Trustee, by instrument of record in Book 6703, page 524, Register's Office for Davidson County, Tennessee; Theresa Lynn McClard and Debra Holly Bettis having quitclaimed their interest to J. Blake Freeman, Attorney for the purpose to reconvey to Debra H. Bettis Woodroof et ux Ronald Woodroof by instrument of record in Book 7515, page 501, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.
Restrictive covenants contained in an instrument of record in Book 6815, page 800, Register's Office for Davidson County, TN.
Plan of record in Book 6250, page 615, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

unimproved ( )
This is improved (X) property, known as 1415 Bell Trace Drive, Antioch, TN 37013
(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 29th day of February 19 96

Debra H. Bettis Woodroof by R. Bettis Woodroof Atty-in-fact
Debra H. Bettis Woodroof

Ronald Woodroof by R. Bettis Woodroof Atty-in-fact
Ronald Woodroof

BOOK 9970 PG 835

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra H. Bettis Woodroof and wife, Ronald Woodroof

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 Franklin, Tennessee, this 29th day of February 19 96.

Commission expires _____

_____
Notary Public

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

5539 03/06 0101 03CHECK 301.30

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, K. Thomas Sidwell, with whom I am personally acquainted, and who acknowledged that he is the attorney-in-fact of Debra H. Bettis Woodroof and Ronald Woodroof and is authorized by Debra H. Bettis Woodroof and Ronald Woodroof to execute this instrument on behalf of Debra H. Bettis Woodroof and Ronald Woodroof.

Witness my hand, at Franklin, Tennessee, this 29th day of February, 1996.

Notary Public

My commission expires: 11-30-97

DONALD R. BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON TENNESSEE

0157438
IDENTIF. ↑ REFERENCE

96 MAR -6 PM 1:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9970 PG 836

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 79000.00
CON TX 292.30
PRFEE 1.00
WDEED 8.00
TOTAL 301.30
CHECK 301.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/06/96 01 13:42 0001 5539

0157438
IDENTIF. & REFERENCE

96 MAR -6 PM 1:38
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1013651