0176408

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 37450
Dav. Co. File: Box 8

96 APR 30 PM 12:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10031 PG 552

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
George Edward Strain 3316 Masonwood Drive Nashville, TN 37207	First Nationwide Mortgage P.O. Box 7300 Gaithersburg, MD 20898

TAX MAP-PARCEL NUMBERS: 050-11-023 12DZ 33265

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lloyd Baxter Arnold, Trustee,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George Edward Strain, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 641 on the Plan of Section Four Parkwood Estates of record in Book 3300, page 79-81, Register's Office for said County.

SAID Lot No. 641, which is a corner lot, fronts 110.0 feet on the southerly margin of Masonwood Drive and fronts 82.5 feet on the westerly margin of Stockdale Lane, said frontages being joined by a curve having a length of 39.27 feet and extends back 118.0 feet on the southerly line and 100.0 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Logan Arnold and wife, Mary L. Arnold by deed from Rutha B. Rose of record in Book 4417, page 556, Register's Office for said County. Mary L. Arnold has since died leaving Logan Arnold as the surviving tenant by the entirety. Logan Arnold has since died, testate and unmarried. By will of record in Will Book 203, page 1, Probate Court Clerk's Office for Davidson County, Tennessee, the said Logan Arnold directed that subject property be sold and empowered Lloyd Baxter Arnold as Trustee with full power to effectuate said conveyance. Letters Testamentary to Lloyd Baxter Arnold of record in Minute Book 402, page 511, said Probate Court Clerk's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 3316 Masonwood Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BOOK 10031 PG 553

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of April, 1996.

Lloyd Baxter Arnold, Trustee

Lloyd Baxter Arnold, Trustee

State of Tennessee
County of Davidson

On this 29th day of April, 1996, before me the undersigned authority, personally appeared **Lloyd Baxter Arnold, Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 68500.00

Affiant

Sworn and subscribed before me on the 29th day of April, 1996.

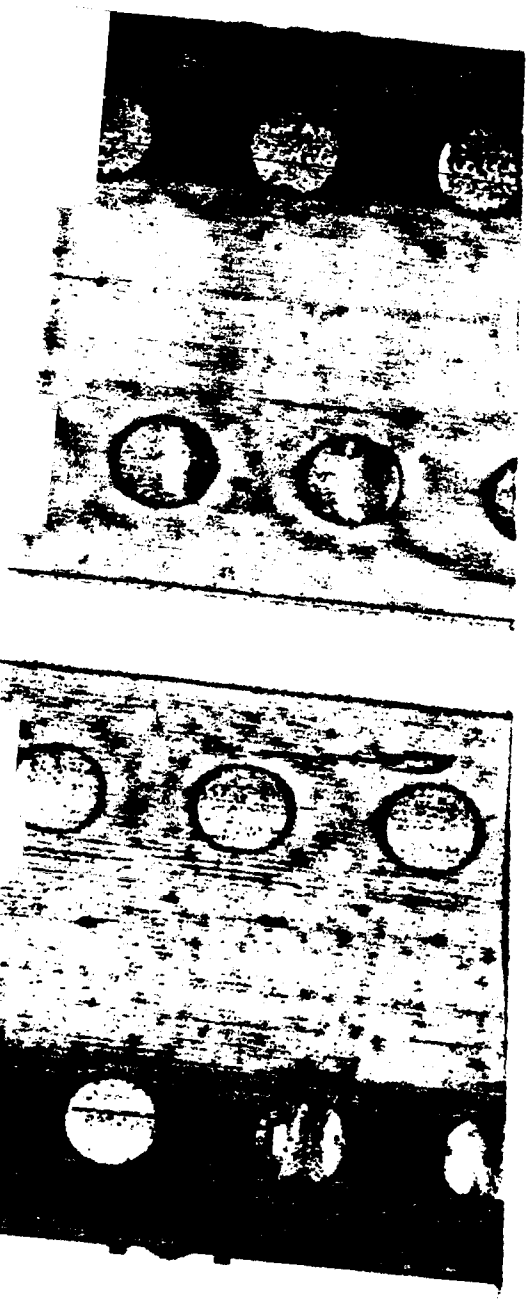
My Commission Expires

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

Notary Public

5814 04/30 01:01 03CHECK 262.45



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

RECEIVED OF _____

FOR _____

BOOK 10031 PG 554

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 68500.00
CON TX 253.45
PRFEE 1.00
MDEED 8.00
TOTAL 262.45
CHECK 262.45

04/30/96 01 12:57 0001 5814

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176408
IDENTIF. ↑ REFERENCE

96 APR 30 PM 12:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103385