0177147

IDENTIF. ↑ REFERENCE 56

BOOK 10034 PG 486

WARRANTY DEED

96 MAY -1 PM 2:04

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **30th** day of **April, 1996** by and between

LESLIE C. ROSSITER and LILLIE W. ROSSITER ,

hereinafter referred to as Grantor, and

C. WAYNE NEELEY and PAMELA B. NEELEY, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

BEING LOT NO. 92 ON THE PLAN OF CASTLEWOOD ESTATES, SECTION11, AS OF RECORD IN BOOK 2331, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 92 FRONTS A TOTAL OF 100 FEET ON THE NORTHERLY MARGIN OF SELMA AVENUE AND RUNS BACK 253 FEET ON THE EASTERLY LINE AND A TOTAL OF 279.8 FEET ON THE WESTERLY LINE, WHICH IS A BROKEN LINE, TO A DEAD LINE IN THE REAR, MEASURING 71 FEET.

BEING ALL THE SAME PROPERTY CONVEYED TO LESLIE C. ROSSITER AND WIFE, LILLIE W. ROSSITER BY DEED FROM FRED B. SHELTON AND WIFE, ALINE C. SHELTON OF RECORD IN BOOK 8620, PAGE 952 REGISTER'S OFFICE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Leslie C. Rossiter
LESLIE C. ROSSITER

Lillie W. Rossiter
LILLIE W. ROSSITER

INDIVIDUAL

BOOK 10034 PG 487

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LESLIE C. ROSSITER and LILLIE W. ROSSITER** , the within named bargainors, 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, at office, this **30th** day of **April, 1996.**

Notary Public

My Commission Expiration: 3-25-1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$100,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

C. Wayne Neely
Affiant

Subscribed and sworn to before me this **30th** day of **April, 1996.**

Notary Public

My Commission Expiration: 3-25-1999

NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

SEND TAX BILLS TO:

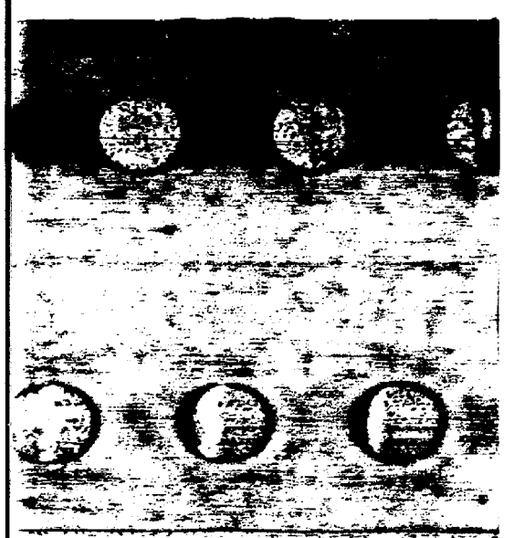
FIRST UNION
1410 COMMONWEALTH DRIVE
WILMINGTON, NC 28403

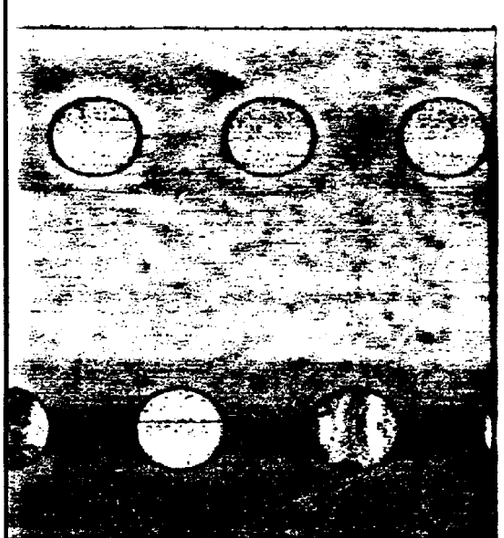
PROPERTY ADDRESS:

2308 SELMA DRIVE
NASHVILLE TN 37201

MAP PARCEL NUMBER
84-114-236/03DZ44272

95/04 0101 03CHECK 379.00





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

RECEIVED OF _____

FOR _____

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	100000.00
			CON TX	3.70
			ERR	CO
			CON TX	3.70-
			CON TX	370.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	379.00
			CHECK	379.00

05/01/96 01 14:07 0001 6587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177147
IDENTIF. ↑ REFERENCE

96 MAY -1 PM 2:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10034 PG 488

No. 1034624