47

WARRANTY DEED

STATE OF TENNESSEE BOOK 10080 PG 153
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 96
Notary Public
MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

MICHAEL T. MARKER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, P.C., 213-A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wynema Jane Billingsley (NAME)	Great Western Mortgage (NAME)	MAP 108-8
956 Wemberton Drive (ADDRESS)	9451 Corbin Avenue (ADDRESS)	PARCEL 1
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Northridge, CA 91324 (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, Donald R. Griffith and wife, Carolyn R. Griffith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wynema Jane Billingsley, 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. 144 on the Plan of Section Two of Larchwood Subdivision, of record in Book 5200, Pages 207 and 208, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being all the same property conveyed to Donald R. Griffith and wife, Carolyn R. Griffith by deed from J & L Construction Company, of record in Book 5582, page 625, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This conveyance is subject to an ingress and egress easement of record in Book 5687, Page 874, R.O.D.C., TN.

The Grantors herein hereby convey an easement from Stephen H. Bryant, which easement appears of record in Book 10080, Page 149, R.O.D.C., TN., to the Grantees.

unimproved ( )
This is improved (X) property, known as 956 Wemberton Drive, Nashville, Tennessee 37214
(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 31st day of May 19 96

Donald R. Griffith

Carolyn R. Griffith

BOOK 10080 PG 154

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 Donald R. Griffith and wife, Carolyn R. Griffith

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 Goodlettsville, Tennessee, this 31st day of May, 1996.

Commission expires 11/28/98

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_____.

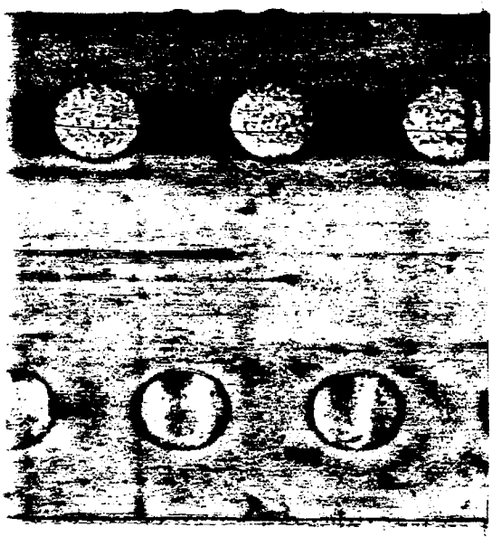
My commission expires _____

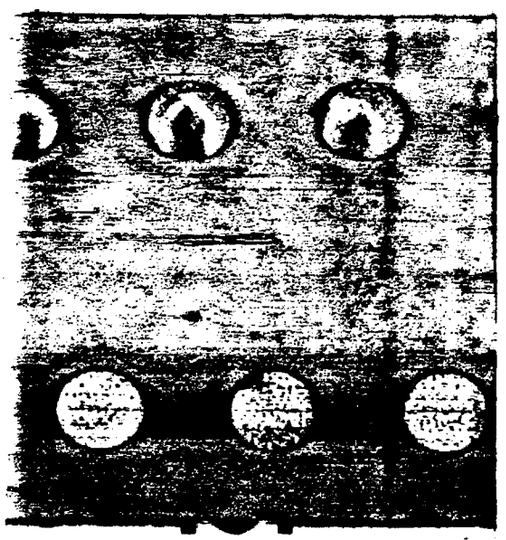
Notary Public

0190589
IDENTIF. & REFERENCE

96 JUN -7 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1135 06/07 0101 03CHECK 299.45





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

RECEIVED OF _____

FOR _____ BK 10080 PG 155

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 78500.00
				CON TX 290.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 299.45
				CHECK 299.45
			06/07/96 01	15:02 0001 1125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190589
IDENTIF. ↑ REFERENCE

96 JUN -7 PM 2:56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1048974