56

WARRANTY DEED

1697 06/10 0101 03CHECK 260.60

THIS INSTRUMENT WAS PREPARED BY

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

BOOK 10081 PG 520

THIS INDENTURE, made and entered into as of the **31st** day of **May, 1996** by and between

DEANNA L. SELBY, UNMARRIED ,

hereinafter referred to as Grantor, and

JUDITH A. KNOWLES and JESSIE J. KNOWLES, JR., 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 111 ON THE MAP OF SECTION ONE, WOODYCREST, OF RECORD IN BOOK 1835, PAGE 25, AND AMENDED IN BOOK 7299, PAGE 669, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCES IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.
BEING ALL OF THE SAME PROPERTY CONVEYED TO DEANNA L. SELBY, UNMARRIED BY DEED FROM JOHN L. DOMINGUEZ AND WIFE, JIMMIE L. DOMINGUEZ OF RECORD IN BOOK 8170 PAGE 427 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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.

Deanna L. Selby
DEANNA L. SELBY

96 JUN 10 PM 1:06
FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN.

0191125
IDENTIF. # REFERENCE

BOOK 10081 PG 521

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DEANNA L. SELBY, UNMARRIED** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **May, 1996.**

Martha Ann Beasley
Notary Public

Commission Expiration: 5/30/99



STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

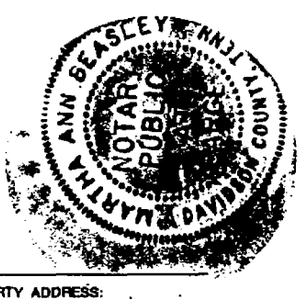
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$68,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Judith A. Knowles
Affiant

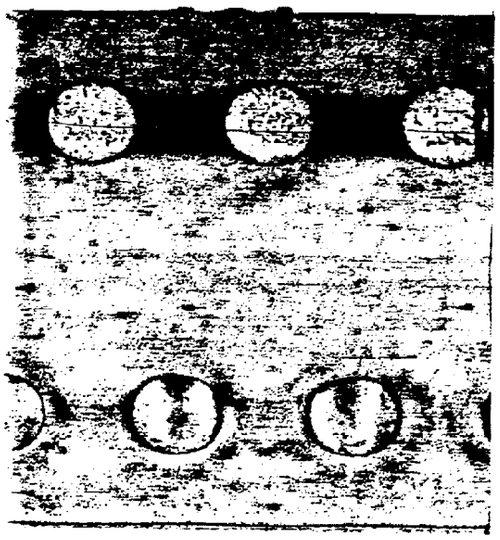
Subscribed and sworn to before me this **31st** day of **May, 1996.**

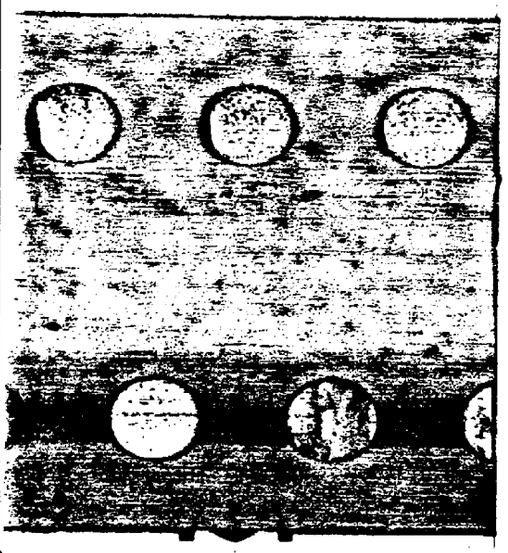
Martha Ann Beasley
Notary Public

Commission Expiration: 5/30/99



RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	AMERICA'S WHOLESALE 7101 EXECUTIVE CENTER DR. #103 BRENTWOOD, TN. 37027	1901 HUTTON DR. NASHVILLE, TN 37210 MAP PARCEL NUMBER 105-12-45





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

RECEIVED OF _____

FOR _____

BOOK 10081 PG 522

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 68000.00
				CON TX 251.60
				PRFEE 1.00
				MDEED 8.00
				TOTAL 260.60
				CHECK 260.60
			06/10/96 01	13:08 0001 1697

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191125
IDENTIF. ↑ REFERENCE

96 JUN 10 PM 1:0

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1049541