0208050

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

95 JUL 29 AM 10:01

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 37314
Dav. Co. File: [redacted]

BOOK 10134 PG 928

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marsha Lynn Snuffer 3113 Lakeland Drive Donelson, TN 37214	Same

TAX MAP-PARCEL NUMBERS: 96-15-008 03DZ 59626

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 **John M. Baldwin, Jr., unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marsha Lynn Snuffer,** 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. 913 on the Plan of Clover Hill, Section XI, of record in Book 2663, page 26, said Register's Office.

SAID Lot No. 913 fronts 75 feet on the southeasterly margin of Lakeland Drive and extends back 263.7 feet, more or less, passing a witness line at 173.7 feet on the northeasterly line and 200.5 feet, more or less, passing a witness line 177.5 feet on the southwesterly line to McCrory Creek in the rear measuring 90 feet, more or less thereon.

BEING the same property conveyed to John M. Baldwin, Jr., by Quitclaim Deed from Vera Ann Baldwin, individually and as Executrix of the Estate of John M. Baldwin, Sr., of record in Book 8676, page 210, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

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: 3113 Lakeland Drive, Donelson, TN 37214

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.

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 22nd day of July, 1996.

John M. Baldwin, Jr.

BOOK 10134 PG 929

State of Tennessee
County of Davidson

On this 22nd day of July, 1996, before me the undersigned authority, personally appeared **John M. Baldwin, Jr.**, 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.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ 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: $ 70000.00

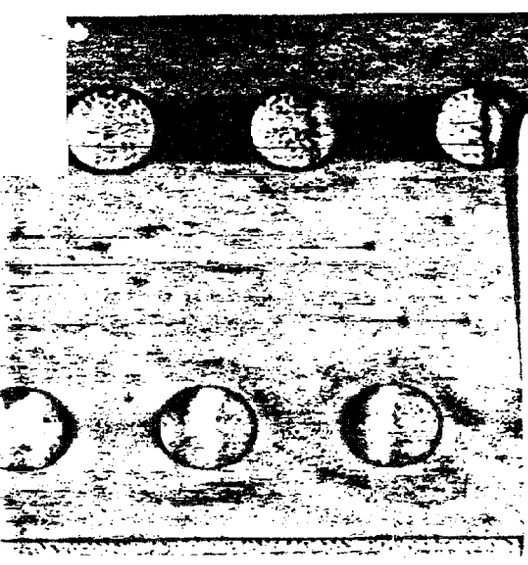
Affiant

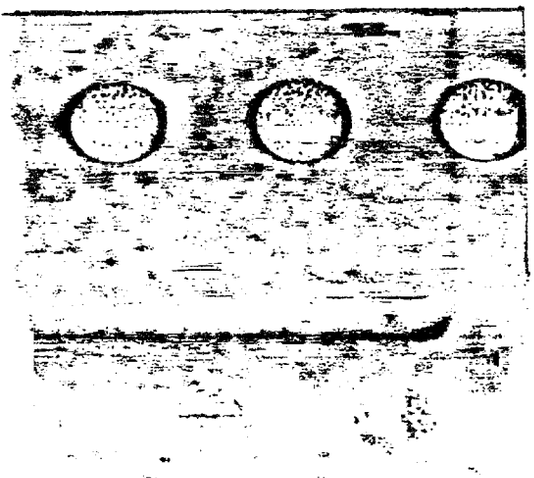
Sworn and subscribed before me on the 22nd day of July, 1996.

TISHA C. BREWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7/25/98 Notary Public

0069 07/29 0101 03CHECK





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

RECEIVED OF _____

FOR _____

BOOK 10134 PG 930

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 268.00
				CHECK 268.00
			07/29/96 01	10:02 0001 0069

0208050 IDENTIF. ← REFERENCE

96 JUL 29 AM 10:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1067674