0234082

IDENTIF. # REFERENCE

96 OCT -8 PM 12:34

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

Mail

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10219 PG 394

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of September, 1996, by and between BETTYE L. WALTHER, A MARRIED PERSON, , Grantor, and WILLIAM R. SNODGRASS, JR. and SARA M. SNODGRASS, HUSBAND AND WIFE, Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars and no/100 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, BETTYE L. WALTHER, A MARRIED PERSON, , herein referred to as Grantor, has this day bargained, sold and does hereby transfer and convey unto the said WILLIAM R. SNODGRASS, JR. and SARA M. SNODGRASS, HUSBAND AND WIFE, herein referred to as Grantees, their successors and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is improved property known as 5554-5556 KNOB ROAD, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors and assigns forever. The Grantor does covenant and agree with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantor further covenants and binds, themselves his/her heirs and representatives, to warrant forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

RUSSELL W. WALTHER, husband of the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Bettye L Walther
BETTYE L. WALTHER
Signature of Seller

Russell W. Walther by his attorney-in-fact Bettye L Walther
RUSSELL W. WALTHER, BY HIS ATTORNEY-IN-FACT, BETTYE L. WALTHER

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of September, 1996 before me personally appeared BETTYE L. WALTHER, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RUSSELL W. WALTHER, and acknowledged that he/she executed the same as the free act and deed of said BETTYE L. WALTHER.

Witness my hand, at office, this 27th day of September, 1996.

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/25/2000

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTYE L. WALTHER and ~~HER HUSBAND, RUSSELL W. WALTHER~~**, 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 **27th** day of **September, 1996.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

WILLIAM R. SNODGRASS, JR. and SARA M. SNODGRASS
1047 PERCY WARNER BLVD.
NASHVILLE, TN 37205

Property Address:

5554-5556 KNOB ROAD
NASHVILLE, TN 37209

Person Responsible for Taxes:

COLLATERAL MORTGAGE, LTD.
P.O. BOX 830180
BIRMINGHAM, AL 35283-0180

Parcel #: MAP 103-06, PARCEL 149

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$90,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **September, 1996.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 45 on the Plan of Brookside Court Subdivision, of record in Book 1424, page 145, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

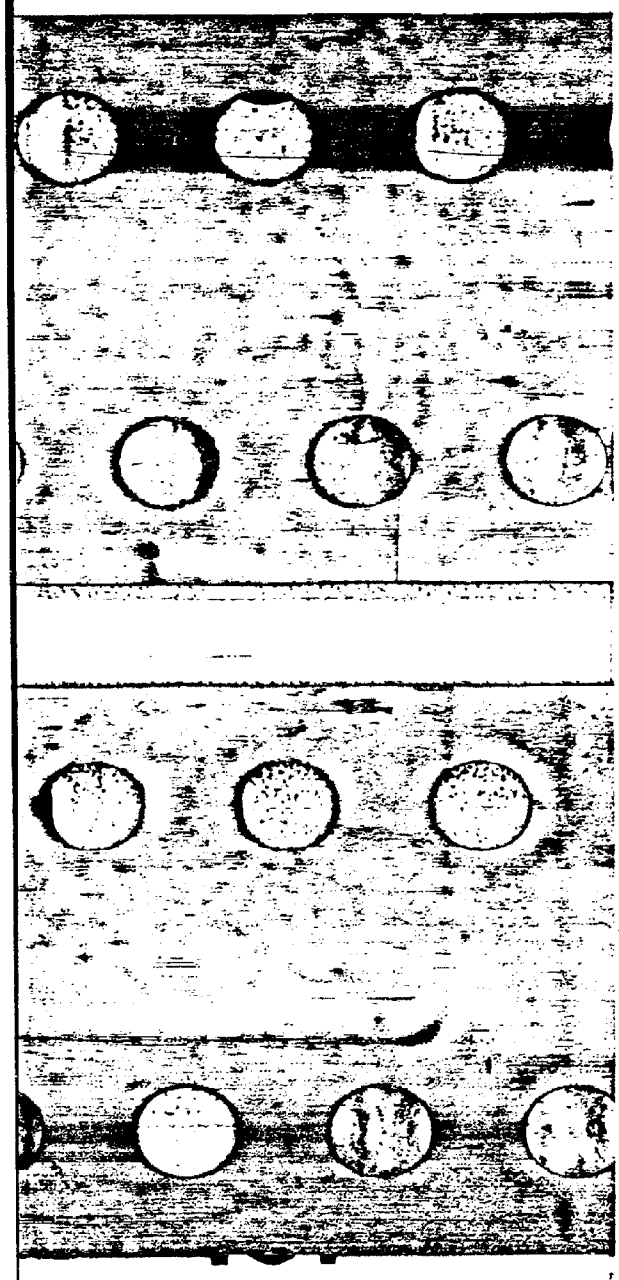
Being the same property conveyed to BETTYE L. WALTHER, by Deed from ALEX S. CALDWELL, UNMARRIED, of record in Book 7549, page 152, Register's Office for DAVIDSON County, Tennessee. .endif

EXHIBIT 'B'

1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 103-06, PARCEL 149, 1242).

2. All matters set forth on the Plan of record in Book 1424, page 145, Register's Office for Davidson County, Tennessee, which plan shows an owner's certificate; a 30-foot minimum buildin setback line from Knob Road; and a 10-foot easement for public utility purposes along the northern line of said lot.

7854 10/08 0101 03CHECK 346.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10219 PG 397

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	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	12.00
TOTAL	346.00
CHECK	346.00

10/08/96 01 12:39 0001 7854

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0234082
IDENTIF. ↑ REFERENCE

96 OCT -8 PM 12:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1074914

No. [redacted]