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IDENTIFICATION & REFERENCE
06283 10

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
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 41204
Dav. Co. File: Box 8

ADDRESS NEW OWNER:

Katherine J. Snyder
John G. Snyder
6853 River Ridge Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:

SUNTRUST BANK, NASHVILLE, N. A.
201 Fourth Avenue North
Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 141-15-C-61

WARRANTY DEED

0385 08/25 0101 03CHECK 806.50

FOR AND IN CONSIDERATION of the sum of **$ 215000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan R. Riestra, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Katherine J. Snyder and spouse, John Graham. Snyder,** 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. 234 on the plan of Rolling River Estates Phase 10 of record in Book 6200, page 53, and amended in Book 8422, page 119, Register's Office for said County.

SAID Lot No. 234 fronts 121.13 feet on the northwesterly margin of River Ridge Drive and extends back 187.49 feet on the northeasterly line and 189.89 feet on the southwesterly line to a broken line in the rear, measuring 48.89 feet thereon.

BEING the same property conveyed to Susan R. Riestra by deed from Randall S. Hearon and spouse, Marion F. Hearon of record in Book 10157, page 455, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6200, Page 53, said Register's Office, which Plan shows a 30 foot minimum building setback line from River Ridge Drive together with additional setback designations and a 10 foot easement for public utility and drainage purposes along the broken rear line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 4788, page 950, Book 4871, page 640, Book 4892, page 689, Book 5892, page 679, Book 6298, page 934, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 6853 River Ridge Drive, Nashville, TN 37221

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 24th day of August, 1999.

Susan R. Riestra

Susan R. Riestra

State of Tennessee
County of Davidson

On this 24th day of August, 1999, before me the undersigned authority, personally appeared **Susan R. Riestra**, 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.

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

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: $ 215000.00

Katherine J Snyder

Affiant

Sworn and subscribed before me on the 24th day of August, 1999.

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

Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission
Expires 7/26/2003

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11633 PAGE 921

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IDENTIF. & REFERENCE

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REGISTER

DAVIDSON CO. TN.

CAMT	215000.00
CON TX	795.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	806.50
CHECK	806.50

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508474