ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey K. Snoddy (NAME)	same (NAME)	Cord J Map 187
367 Strasser Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 12
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT PREPARED BY
C. EDWARD COOMER
~~M. MORRIS JENKINS~~, ATTORNEY
COOMER & JENKINS
4015 TRAVIS DRIVE
NASHVILLE, TENNESSEE 37211

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$17,500.00 Ronald S. Nunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF January, 1985.

Brenda S. Maley
Notary Public

MY COMMISSION EXPIRES: 7-18-87
(AFFIX SEAL)

For and in Consideration of the sum of ten and 00/100 ($10.00)---------- DOLLARS

cash in hand paid by Jeffrey K. Snoddy, the Grantee, to Ronald S. Nunn, Trustee, the Grantor, the receipt of which is hereby acknowledged and other good and valuable considerations,

I, Ronald S. Nunn, Trustee, with power to sell or convey without joinder of any beneficiary, the Grantor have bargained and sold, and by these presents do transfer and convey unto the said Jeffrey K. Snoddy, the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract No. 13 of land in the 5th Civil District and described on an unrecorded survey by Robert E. Frances, Surveyor (license No. 669) dated November 20, 1984, as follows:

Beginning at a pin in the center line of Kidd Road (Williamson County) and being the SW corner of property of Charles Willard Fann (Deed Book 102, page 209, R.O.W.C.) and the original SE corner of the Oscar D. Guthrie farm (Deed Book 95, page 291, R.O.W.C.); thence leaving road with the westerly line of Fann (fenced), the following calls and distances: N4°53'E 1,717.5' to a pin by corner post; N57°34'E 10.7' to a pin by a 12" stump in fence line; and N5°10'E 1,035.52' to a pin in the center line of 50' wide private road; thence with the northerly line of property of Charles Willard Fann, S84°13'E 575.0' to a pin 1.0' south of fence being the BEGINNING of this survey, the SW corner of this tract; thence with the easterly and northerly lines of Tract #12 of this survey, the following calls and distances: N5°47'E 444.25' to a pin; N8°53'21"W 975.84' to a pin; and N84°32'W 100.0' to a pin; thence with the easterly line of Tract #11 of this survey, N13°35'49"E 150.0' to a pin 1.8' north of fence line; thence with the southerly line of property of Mary Ann Smith, S84°32'E 137.0' to a pin 4.0' north of fence line; thence with the southwesterly line of Tract #16 of this survey, S46°38'50"E 300.0' to a pin; thence with the westerly line of Tract #14 of this survey the following calls and distances to pins: S43°21'W 90.0'; S11°26'14"E 774.12'; S46°57'21"E 443.14'; S5°47'W to a pin in fence line; thence with the northerly line (fenced) of William Guthrie, N84°32'W 19.72' to a point in fence line; thence with Guthrie's line and continuing with the northerly line of Charles Willard Fann (fenced), N84°13'W 555.28' to the BEGINNING, containing 11.48 acres more or less.

CHECK
01/11/85 $0.00*
3111

Being part of the same property conveyed to Ronald S. Nunn, Trustee, from O. D. Guthrie, Jr. and wife, Anne G. Guthrie, by deed of record in Book 6419, page 493, Register's Office for Davidson County, Tennessee, and Book 502, page 122, Register's Office for Williamson County, Tennessee. BOOK 6473 PAGE 235

Included in this conveyance is a permanent easement 50' in width for ingress and egress from Kidd Road along a private roadway described by instrument of record in Book 6436, page 461, R.O.D.C., TN and Book 504, page 499, R.O.W.C., TN.

Included in this conveyance is a permanent easement 50' in width in favor of the Grantee, his heirs and assigns for the purpose of ingress and egress to and from a private road extending to Kidd Road and for the construction and maintenance of a water line. The centerline of said easement is described as beginning at a pin in the center of the cul-de-sac at the northerly end of said private road; thence N62°21'40"E 209.1' to pin; thence N55°05'E 285.56' to a pin; thence S67°35'E 240.52' to a pin; and thence S44°00'E 373.26' to a pin in the common southerly corners of Tracts 15 and 16.

This conveyance is made subject to the above described 50' permanent easement for ingress and egress and water line construction and maintenance in favor of the present and future owners of Tracts 12, 14, 15 and 16. The centerline of said easement extends from a pin in the center of the cul-de-sac at the northerly end of said private road to the common southerly corners of Tracts 15 and 16 and is described immediately above.

This conveyance is also made subject to certain restrictive covenants of record in Book 6436, page 454, R.O.D.C., TN, and Book 504, page 496, R.O.W.C., TN.

This conveyance is made further subject to that certain Land Owners Association created for the purpose of maintaining a private roadway and of record in Book 6436, page 461, R.O.D.C., TN, and of record in Book 504, page 499, R.O.W.C., TN. In partial consideration for this conveyance the Grantee agrees to abide and comply with the terms, conditions and requirements of said Land Owners Association.

Jeffrey K Snoddy
Grantee

This is unimproved (XX) improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey K. Snoddy, the Grantee, his _____ heirs and assigns, forever.

And I do covenant with the said Jeffrey K. Snoddy, the Grantee, _____ that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Ronald S. Nunn, Trustee, the Grantor do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Jeffrey K. Snoddy, the Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 11 day of January, 19 85, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ronald S Nunn
RONALD S. NUNN, Trustee

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald S. Nunn, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of January, 1985

Brenda L Mabry, Notary Public

Commission Expires 7-18-87

STATE OF .....
County of .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be .....

..... of the .....,

the within named bargainor, a corporation, and that ..... he as such .....,

being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in .....,

this ..... day of ..... 19.....

....., Notary Public.

Commission expires .....

I.T. 6367

IDENTIF. REFERENCE

JAN 11 2 23 PM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

CLEAR

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

RECEIVED OF _____ BOOK 6473 PAGE 237

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			17500.00-	CAMT.
			45.50	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 55.00-
			311A01/11/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 6 3 6 7

IDENTIF. REFERENCE

JAN 11 2 23 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100743