THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Lewis F. Saettel 624 E. Harpeth Parkway Nashville, TN 37221	The Leader Mortgage Co.	142-15 37 9D 30565

WARRANTY DEED

BOOK 6500 PAGE 128

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, Bobby H. Sneed and wife, Laquita Joyce Sneed,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Lewis F. Saettel, unmarried,

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 117 on the plan of Section 1, Harpeth Valley Park, of record in Book 3600, pages 93 and 94, Register's Office for said County.

SAID Lot No. 117 fronts 112.0 feet on the northeasterly margin of Harpeth Parkway East and extends back 134.1 feet on the northerly line and 162.9 feet on the southeasterly line to a dead line in the rear, measuring 86.2 feet thereon.

BEING the same property conveyed to Bobby H. Sneed and wife, Linda Sneed by deed from James T. McLean and wife, Carole L. McLean, of record in Book 4169, page 498, said Register's Office. Bobby H. Sneed and Linda Sneed have since been divorced by final decree in the Circuit Court for Williamson County, Rule No. C4374, dated September 24, 1984. Linda Sneed has since conveyed her interest in said property to Bobby H. Sneed by Quitclaim Deed of record in Book 6444, page 130, said Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3857, page 858, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Glenn Justice Mortgage Company,
*SEE BACK
This is (un)improved property, known as 624 E. Harpeth Parkway, Nashville, Tennessee 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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 26th day of February, 19 85.

Bobby H. Sneed

Laquita Joyce Sneed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 19 85, before me personally appeared Bobby H. Sneed and Laquita Joyce Sneed, 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 that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6500 PAGE 129

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 72,839.56.

Lewis F. Saettel
Affiant

Subscribed and sworn to before me, this the 26th day of February, 19 85.

My Commission Expires: Nov 4, 1987

Christy Wilkins Ivey
Notary Public

*Inc., and assigned to The Dime Savings Bank of Williamsburgh, of record in Book 4173, page 961, both in the Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

FELIX A. WILKINS, REGISTER
DAVIDSON COUNTY, TN
FEB 27 10 38 AM '85

IDENTIFICATION REFERENCE

1 8 5 6 5 4

dp

WARRANTY DEED

from:

BOBBY H. SNEED ET UX

to:

LEWIS F. SAETTEL

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23271)

4321 1958 • CHECK

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

RECEIVED OF _____

FOR _____

BOOK 6500 PAGE 130

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

72839.56- CAMT.
189.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 195.70-
4311A02/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 5 6 5 7

IDENTIF. REFERENCE

FEB 27 10 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 111619