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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January 1987

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

MORTGAGEE: The Kissell Co.
Marie B. Scruggs

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mark A. Sneed et ux (NAME)	The Kissell Co. (NAME)	Map 146-8
5005 Maywood Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	Parcel 172
Nashville, TN. (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	FB# 6DU 32445

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Marie B. Scruggs, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark A. Sneed and wife, Deborah S. Sneed,

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 320 on the plan of Crieve Hall Estates - Section 5, of record in Book 2133, page 91, Register's Office for said County.

Said Lot No. 320 fronts 105.00 feet on the westerly margin of Maywood Drive and extends back 248.6 feet on the broken northerly line and 219.9 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Marie B. Scruggs, unmarried by deed from Philip H. Barnes and wife, Wanda M. Barnes of record in Book 6970, page 939, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (a) restrictive covenants of record in Book 2277, page 110, Register's Office for said County; and (b) the matters set forth on said plan.

As part of the consideration for this conveyance Grantees assume and agree to pay the indebtedness evidenced by the note referenced in the deed of trust of record in Book 5318 at page 598, said Register's Office (The Kissel Co. No. 251065-9) according to the terms set forth therein and Grantor hereby assigns to Grantees the escrow account in connection therewith.

unimproved ( )
This is improved (X) property, known as 5005 Maywood Drive, Nashville, Tennessee
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 2nd day of January, 1987

Marie B. Scruggs

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Marie B. Scruggs, unmarried

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of January 19 87

Commission expires 11-1-87

John V. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Marie B. Scruggs, unmarried

TO

Mark S. Sneed and wife,

Deborah S. Sneed

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

IDENTIFICATION REFERENCE

FILED & RECORDED
DAVIDSON COUNTY TN
CLERK & MASTER'S OFFICE

JAN 9 3 08 PM '87

8 2 3 2 5

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

RECEIVED OF _____

FOR _____

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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

7290[illegible] B- CANT.
224.[illegible] COPY
.50 [illegible]
C.C.[illegible] MOR[illegible]
[illegible] 21[illegible]
7575.[illegible]/09/87 SAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82325

IDENTIFICATION REFERENCE

JAN 9 3 08 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No33170