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Mail to: WALT[illegible] & JONES, ATTYS.
ONE BOURSE PLACE, SUITE 130
NASHVILLE, TN 37213

Address New Owner:	Map-Parcel Numbers:
T. Turner Snodgrass 4724 Benton Smith Road Nashville, Tennessee 37215	131-14-77
Send Tax Bills To:	**Address of Mortgagee:**
SAME	Leader Federal Savings and Loan Association 158 Madison Avenue Memphis, Tennessee 38108

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Louis S. Graham and wife, Madelyn B. Graham (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said T. Turner Snodgrass *and Stanley T. Snodgrass* (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year.

2. Restrictions filed for record August 24, 1961, in Book 3277, page 609, Register's Office for Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $161,500.00.

T. Turner Snodgrass
Affiant

Subscribed and sworn to before me this 4th day of January, 1987.

L. SMITH
NOTARY PUBLIC

Notary Public
My Commission Expires: 1-30-89

3. The Plan of record in Book 3300, page 14, said Register's Office, shows an Owner's Certificate, a 115 foot minimum building setback line from Benton Smith Road, a 10 foot easement for public utility and drainage pruposes along the south-rear line(s) of said lot, and a 2.5 x 25 foot utility anchor easement located on the east-front corner of said lot and an anchor easement, 3.25 feet, on Benton Smith Road at the common corner of Lots #342 and #343.

This is improved property, located at 4724 Benton Smith Road, Nashville, Davidson County, Tennessee.

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 and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of January, 198_.

Louis S. Graham
LOUIS S. GRAHAM

Madelyn B. Graham
MADELYN B. GRAHAM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Louis S. Graham, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of January, 198_.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Madelyn B. Graham, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of January, 198_.

_____
Notary Public

My Commission Expires:_____

Mail

ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

EXHIBIT A

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Land in Davidson County, Tennessee, being Lot No. 342 on the Plan of Seven Hills, Section VIII, as of record in Book 3300, page 14, Register's Office for said County, together with a perpetual easement along and across the east four feet of Lot No. 343 on said Plan, which said easement was created by an instrument from Seven Hills Land Company, a Partnership composed of H & S. Development Company, Inc., and Franklin G. Clark and Don M. Powell, to Haury & Smith Contractors Inc., of record in the Register's Office for Davidson County, of record in Book 3433, page 611.
Said Lot No. 342 fronts 143.7 feet on the south side of Benton Smith Road and runs back 280 feet on the west line and 316.2 feet on the east line to a dead line in the rear on which measures 170 feet.

Together with a perpetual easement four feet wide across the east part of Lot No. 343 on said Plan as follows:

Said part of said lot adjoins Lot No. 342 on the west and fronts 4 feet on the south side of Benton Smith Road and runs back between lines, 279.3 feet on the west line and 280 feet on the east line, to a dead line in the rear on which it measures 4 feet. Said easement was created in an instrument executed by Seven Hills Land Company to Haury & Smith Contractors, Inc., of record in Book 3433, page 611, said Register's Office.

Being part of the same property conveyed to L. S. Graham and wife, Madelyn B. Graham, by deed from Haury & Smith Contractors, of record in Book 3433, page 561, Register's Office for Davidson County, Tennessee.

84235.

IDENTIFICATION REFERENCE

JAN 15 12 25 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Mail

WALT, BYER & J...
ONE BURTON ...
NASHVILLE, ... 130
37213

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

16:58 .00- CAMT.
462.00 CSTAX
.50 PRFEE
2.00 MISC
CHECK 464.70-
0746A01/15/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84235

IDENTIFICATION REFERENCE

JAN 15 12 25 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35355