File #5045

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

BOOK 7109 PAGE 81

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP PARCEL NUMBERS
ALAN D. SNETMAN (NAME)	ZEITLIN FINANCIAL (NAME)	Map 129-5
6637 Jocelyn Hollow Road (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 7.00
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	F.B. #8DZ-71765

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, CAFFEAN, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALAN D. SNETMAN and JON D. SNETMAN, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 988 on the Final Subdivision Plat of record in Plat Book 6900, page 110, amended in Book 7078, page 423, Register's Office for said County, which is a resubdivision of Lot No. 1 as shown on the Plan of resubdivision of Lot No. 990 of the West Meade Farms, Inc., Section XVI, as of record in Plat Book 6250, page 974, and also being a resubdivision of Lot No. 988 as shown on the Plan of Resubdivision of Lots 987 and 988 of the West Meade Farms, Inc., as of record in Plat Book 6250, page 832, said Register's Office, described as follows:

Beginning at an iron pin located in the easterly margin of Jocelyn Hollow Road, the common boundary line between Lot 1 and Lot 2, thence S. 60 deg. 43 min. 10 sec. E. 321.00 feet to an iron pin; thence, S. 27 deg. 00 min. 57 sec. W. 192.81 feet to an iron pin in the common boundary line of Lots 987 and 988; thence, N. 63 deg. 48 min. 11 sec. W. 329.34 feet to the margin of Jocelyn Hollow Road; thence along said margin, N. 29 deg. 20 min. 55 sec. E. 210.38 feet to the point of beginning.

Being the same property conveyed to Caffean, Inc. by deed from Robert L. Smith and wife, Janice Smith of record in Book 6852, page 215, said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 6900, page 110, amended in Book 7078, page 423, said Register's Office.

8443

IDENTIFICATION REFERENCE

JAN 16 8 13 AM '87

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 6637 Jocelyn Hollow Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of January, 1987.

CAFFEAN, INC.
By: Steve M. Hays
STEVE M. HAYS, President

STATE OF TENNESSEE
COUNTY OF _____

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

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared STEVE M. HAYS with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be President of the CAFFEAN, INC., the within named bargainor, a corporation, and that as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said STEVE M. HAYS as such President.

Witness my hand and official seal, at Nashville, Tennessee this 12th day of January, 1987.

_____ Notary Public

Commission expires 1/10/89

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 1987

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

_____ Notary Public

WARRANTY DEED

FROM CAFFEAN, INC.

TO ALAN D. SNEIMAN and wife, JON D. SNEIMAN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

BOOK 7109 PAGE 83

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

20.00 • 3- CAMT.
560.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 566.50-
[illegible]/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84433.

IDENTIFICATION REFERENCE

JAN 16 8 13 AM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 35566