(1) B0437

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Gerry E. Snoddy and wife, Lainie J. Snoddy, 2206 Belmont Blvd., Nashville, Tennessee	Gerry E. Snoddy and wife, Lainie J. Snoddy, 2206 Belmont Blvd., Nashville, Tennessee	[illegible]

This instrument prepared by: Boult, Cummings, Conners & Berry (SLW)
P.O. Box 198062, Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Eric Broder and wife, Susan A. Broder ("Grantors") have bargained and sold, and hereby transfer and convey to Gerry E. Snoddy and wife, Lainie J. Snoddy ("Grantees"), Grantees heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantees, Grantees heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following: See Exhibit A, attached.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantees, Grantees heirs and assigns against the lawful claims of all persons.

Executed this ___ day of August, 1987.

Eric Broder

Susan A. Broder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 111,500.00.

Affiant

Subscribed and sworn to before me this ___ day of [illegible], 1987.

Notary Public
My Commission Expires: _____

NEVILL WEST NOTARY PUBLIC AT LARGE STATE OF

5 9 5 3 8

IDENTIFICATION

Aug 26 3 40 PM '87

REGISTER'S OFFICE

This is improved property, known as 2206 Belmont Blvd. Nashville, Tennessee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, [illegible], Notary Public, Eric Broder, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 35th day of August, 1987.

[illegible]
Notary Public

My Commission Expires: 11/2[illegible]

STEVEN L. WEST NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, [illegible], Notary Public, Susan A. Broder, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this [illegible] day of August, 1987.

[illegible]
Notary Public

My Commission Expires: [illegible]

STEVEN L. WEST NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 125 and the southerly part of Lot No. 126, on the Plan of Belmont Land Co.'s Plan showing Sub of 10 acres and Re-Sub of Lots 1-6 and 20-25 Ashwood Avenue East, a/k/a "Belmont Heights", as shown on plat of record in Plat Book 421, page 34 in the Register's Office of Davidson County, Tennessee, described together as follows:

BEGINNING on the easterly margin of Belmont Boulevard at a point 244 feet north of the northerly margin of Linden Avenue, being the northwest corner of the property conveyed to Sydney Ray White, et ux, by Deed of record in Book 571, page 309, said Register's Office; thence with said White's northerly line, eastwardly 186 feet, more or less, to the westerly margin of an alley; thence with said alley, northwardly 55.5 feet, more or less, to the southeast corner of the property conveyed to E. H. Goodman, by Deed of record in Book 1281, page 270, said Register's Office; thence with said Goodman's southerly line westwardly 186 feet, more or less, to the easterly margin of Belmont Blvd.; thence with said Boulevard southwardly 55.5 feet, more or less, to the point of beginning.

BEING the property conveyed to Eric Broder and wife, Susan Broder by Deed of record in Book 6581, page 252, Register's Office for Davidson County, Tennessee.

Encumbrances

1. 1987 taxes which are not yet due and payable.

2. Unrecorded Lease dated July 22, 1985, between Eric Broder and Susan A. Broder and Jim Patterson and John Kinney.

3. Lease between Eric and Susan Broder and Susan Ashmone and Nick Watson dated February 1, 1987.

4. Lease between Eric and Susan Broder and Sharon Gamble, et al. dated March 20, 1987.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7336 PAGE 133

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

110500.00- PAMT.
309.40 CSTAX
.50 PREE
9.00 MDEED
CASH 318.90-
5974AUG/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59538

IDENTIFICATION REFERENCE

AUG 26 3 50 PM '87

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 00797