Box 23

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Address New Owner:	Send Tax Bills To:	Map/Parcel
Margaret Duckworth	Same	Map 83-7
c 5175 Granny White Pk		Par 18
Nashville Tn 37220		27W-16540

WARRANTY DEED

FOR AND IN CONSIDERATION 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, RONALD LEE SNEED, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said MARGARET DUCKWORTH, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the East 58 feet front of Lot No. 9 and the West 9 feet of Lot No. 8 on the map of George C. Waters Addition as of record in Book 161, Page 141, said Register's Office.

Said parts of Lots 8 and 9 adjoin and front together 67 feet on the North side of Waters Avenue and run back between lines 160 feet to a 12 foot alley in the rrear on which they measure 66 feet.

Being the same property conveyed to Ronald Lee Sneed by deed from Helen Wiggers Johnson, of record in Book 5015, Page 299, Register's Office for Davidson County, Tennessee.

The spouse of the Grantor executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to her by virtue of her marrriage to Ronald Lee Sneed, and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

This property is conveyed subject to the Plan of record in Book 161, Page 141, said Register's Office and to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said MARGARET DUCKWORTH, her heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

6102.6

IDENTIFICATION REFERENCE

SEP 1 8 44 AM '87

DAVIDSON COUNTY, TN

WITNESS our hands on this 27th day of August, 1987.

Ronald Lee Sneed — Mary Ellen Sneed

RONALD LEE SNEED

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00.

Ronald Lee Sneed
AFFIANT

Sworn to and subscribed before me this 28th day of August, 1987.

Carolyn Marie Kent
NOTARY PUBLIC

My commission expires: July 13, 1991.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Lee Sneed and wife, Mary Ellen Sneed, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 1987.

Carolyn Marie Kent
NOTARY PUBLIC

My commission expires: July 13, 1991.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

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 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

40000.00- CAMT.
112.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 118.50-
7714A09/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6102 6.

IDENTIFICATION REFERENCE

SEP 1 8 44 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 11499