This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
GAYLE T. MOYER, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
Sovran Bank/ Central South
P. O. Box 121999
Nashville, Tenn. 37212-1999

NAME OF MORTGAGEE:
Sovran Bank/Central South

ADDRESS NEW OWNERS:
Rachel Ann Brannon
216 S. Graycroft Avenue
Madison, Tenn. 37115

MAP 51-2, GROUP ___, PARCEL 14

Field Book No. 11D 13690

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF NINETY TWO THOUSAND ($92,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, SALLYE ANN SNAPP, UNMARRIED, JAMES P. SNAPP, UNMARRIED, NORMA WATERS, LANA SNAPP, UNMARRIED, AND GINGER SNAPP, UNMARRIED, BEING THE ONLY HEIRS AND NEXT OF KIN OF LANDON B. SNAPP, II, have this day bargained and sold and do hereby transfer and convey unto RACHEL ANN BRANNON, UNMARRIED, her heirs and assigns, the following described property:

Being part of Lot 1 on the unrecorded subdivision of a lot known as the Dover Tract, being the easterly part of the southerly 325 feet of Lot No. 1 on the unrecorded subdivision of Slate Farm lying in Davidson County, Tennessee, and being more particularly described according to a survey, dated 10/29/87, by Campbell Surveying Co., Inc., TRLS No. 665, not of record, as follows:

BEGINNING at a point in the northern margin of Chadwell Drive (50 feet), 125 feet west of the westerly margin of SOUTH GRAYCROFT AVENUE (50 feet), said point being Dewey B. Maxwell et ux's southeast corner; thence N 2 deg. 37' E along Maxwell's easterly line 325 feet to an iron pin in Sam E. Jennings southerly line; thence S 86 deg. E along said southerly line 123 feet to an iron pin in the westerly margin of said Avenue; thence southwardly along said western margin 325 feet to the northern margin of said Drive; thence westerly along said northern margin 125 feet to the point of beginning.

BEING a part of the same property conveyed to Landon B. Snapp, II, who was one and the same person as Landon Boyce Snapp, II, and wife, Helen C. Snapp, who was one and the same person as Helen Crowe Snapp, by deed from Donald L. Kemp and wife, Betty Ruth Kemp of record in Book 3811, page 940, Register's Office for Davidson County, Tennessee. The said Helen C. Snapp died on 6/6/71 in Davidson County, Tennessee; the said Landon B. Snapp, II, died 5/20/86, intestate, in Davidson County, Tennessee, and the Grantors do hereby covenant with the Grantees that they are the sole heirs at law of the said Landon B. Snapp, II, deceased, and that the Grantors, together with their respective spouses, are of legal age, there being no minor heirs to said Estate.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Rachel Ann Brannon, her heirs and assigns, forever.

AND GRANTORS COVENANT with the said Rachel Ann Brannon, that they are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered, except as follows:

1. Easement granted to Madison Suburban Utility District of record in Book 2148, page 363, Register's Office of Davidson County, Tennessee.

2. Easement granted to the Electric Power Board of the City of Nashville of record in Book 2652, page 327, Register's Office of Davidson County, Tennessee.

3. Graycroft easement of record in Book 2692, page 276, said Register's Office.

4. Sanitary Sewers and/or Storm Drainage in instrument of record in Book 5435, page 182, said Register's Office.

AND GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Rachel Ann Brannon, her heirs and assigns, against the lawful claims of all persons, whomsoever.

And I, Gordon Waters, husband of Norma Waters, do hereby join in the provisions of this instrument for the purpose of transferring and quitclaiming unto the said Rachel Ann Brannon, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

Witness our hands on this the 14th day of December, 1987.

Sallye Ann Snapp
SALLYE ANN SNAPP

James P. Snapp
JAMES P. SNAPP

Norma Waters
NORMA WATERS

Gordon Waters
GORDON WATERS

BY: Sallye Ann Snapp
SALLYE ANN SNAPP
ATTORNEY-IN-FACT

Lana Snapp
LANA SNAPP

Ginger Snapp
GINGER SNAPP

BY: Sallye Ann Snapp
SALLYE ANN SNAPP
ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Sallye Ann Snapp, unmarried, James P. Snapp, unmarried, Norma Waters, and Lana Snapp, unmarried, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 14th day of December, 1987.

(SEAL)

Gayle T. Moyer
Notary Public

My Commission Expires:

4-23-91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Sallye Ann Snapp, Attorney-in-Fact for Gordon Waters, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Gordon Waters, as the free act and deed of the said Gordon Waters, for the purposes therein contained; said Power of Attorney of record in Book 7426, page 410, Register's Office of Williamson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee, on this the 14th day of December, 1987.

(SEAL)

Gayle T. Moyer
Notary Public

My Commission Expires:

4-23-91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Sallye Ann Snapp, Attorney-in-Fact for Ginger Snapp, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Ginger Snapp, as the free act and deed of the said Ginger Snapp, for the purposes therein contained; said Power of Attorney of record in Book 7426, page 408, Register's Office of Williamson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee, on this the 14th day of December, 1987.

(SEAL)

Gayle T. Moyer
Notary Public

My Commission Expires:

4-23-91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $92,000.00.

Rachel A. Brannon

Sworn to and subscribed to before me, on this the 14th day of December, 1987.

(SEAL)

Gaye D Mayer
Notary Public

My Commission Expires:

4-23-91

NOTARY PUBLIC AT LARGE STATE OF TENN

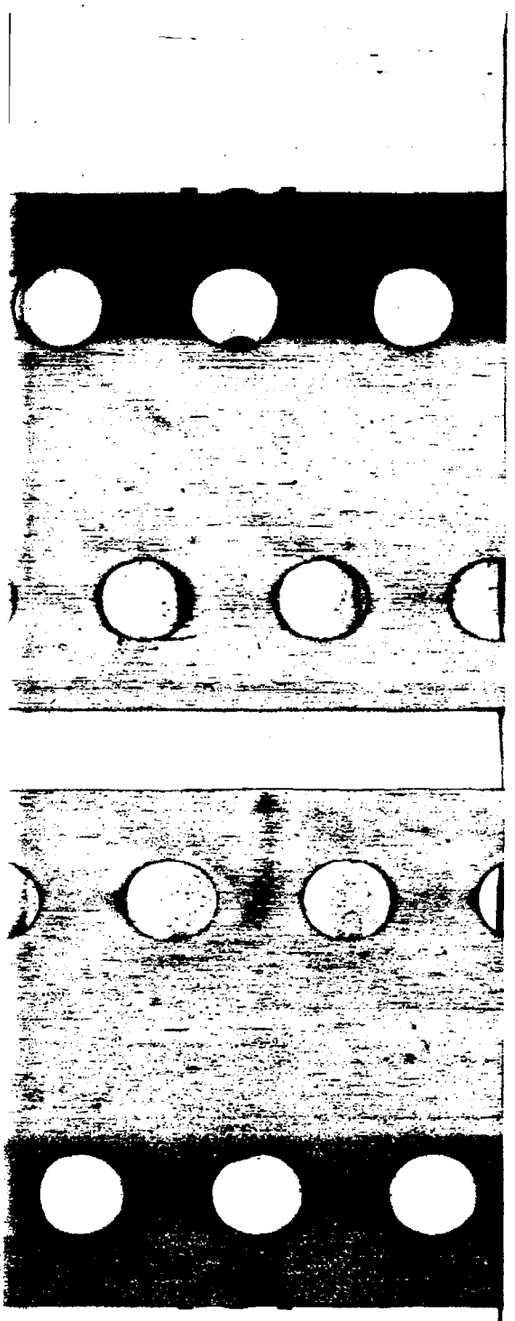
90643

IDENTIFICATION

DEC 15 12 24 PM '87

DAVIDSON COUNTY, TN

RECD



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7426 PAGE 416

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

92000.00- CAMT.
257.60 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 270.10-
2208A12/15/17 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 0 6 4 3

DEC 15 12 28 PM '17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 45179