This Instrument Prepared By:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

5312 08/14 0101 03CHECK 251.20

ADDRESS NEW OWNER:
STEVE M. GRUBBS and wife,
JULIE O. GRUBBS
4768 Cascade Drive
Old Hickory, TN 37138

SEND TAX BILLS:
SOVRAN MORTGAGE CORPORATION
201 E. Cary Street
Richmond, VA 23219-3736

MORTGAGEE:
SAME

MAP-PARCEL:
Map: 64-12
Parcel: 8 CT 154

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Arthur D. Snyder and wife, Willvene H. Snyder, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steve M. Grubbs and wife, Julie O. Grubbs, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 278 on the Plan of Sherwood Forest, Section Four, as of record in Book 4460, Pages 182 and 183, Register's Office for said County.
>
> Said Lot No. 278 fronts 88.04 feet on the westerly side and runs back 211.21 feet on the northerly line and 214.25 feet on the southerly line to a rear line on which it measures 82.53 feet.
>
> Being the same property conveyed to Arthur D. Snyder and wife, Willvene H. Snyder, by Warranty Deed from Ben Merritt and wife, Bonnie R. Merritt, d/b/a Ben Merritt Construction Company, dated July 9, 1975, of record in Book 4931, Page 42, Register's Office for Davidson County, Tennessee.

This is improved property known as 4768 Cascade Drive, Old Hickory, Tennessee, 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we, the Grantors, 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 and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 11 day of August, 1989.

ARTHUR D. SNYDER

WILLVENE H. SNYDER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Arthur D. Snyder and wife, Willvene H. Snyder, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this the 11th day of August, 1989.

NOTARY PUBLIC

My Commission Expires: 5-13-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $74,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of August, 1989.

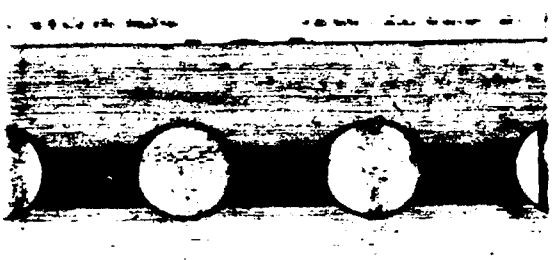
NOTARY PUBLIC

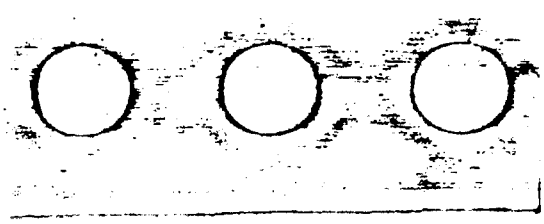
My Commission Expires: 5-13-90

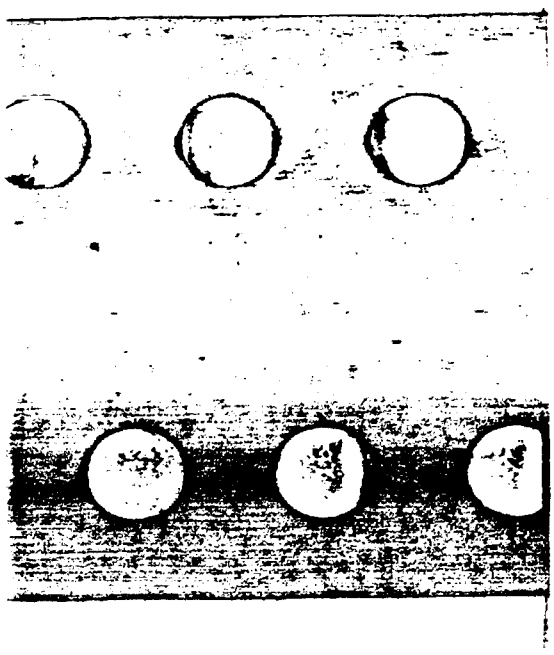
IDENTIF. REFERENCE 57446

AUG 14 11 20 AM '89

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.







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

RECEIVED OF _____

FOR _____

BOOK 7913 PAGE 978

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

CAMT 74000.00
CON TX 244.20
PRFEE 1.00
WDEED 6.00
TOTAL 251.20
CHECK 251.20

08/14/89 01 11:22 0001 5312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57446

IDENTIF. REFERENCE

AUG 14 11 20 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 238592