THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7992 PAGE 87

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M. CARL SNEEDEN	SAME	MAP 82-16
(NAME)	(NAME)	
517 Fatherland Street		PARCEL 218
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY THOUSAND AND 00/100---------- *Dollars,*

ESTATE OF RICHARD B. FORT, JR.

have this day bargained and sold, and do hereby transfer and convey unto the said M. CARL SNEEDEN, unmarried

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 11 on the Plan of Zollicoffer's Addition to Edgefield, now East Nashville, of record in Book 19, page 162, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 50.0 feet on the northwesterly margin of Fatherland Street and extends back between parallel lines, 170.0 feet to an alley.

BEING the same property conveyed to Richard B. Fort, Jr., unmarried, by deed from Betty Garbutt, unmarried, of record in Book 6931, page 101, Register's Office for Davidson County, Tennessee. The said Richard B. Fort, Jr., having since died testate and his Will of record in Will Book 167, page 724, Probate Court Clerk's Office for Davdison County, Tennessee, authorizing Malinda Fort Hickman, Executrix, to sell and convey subject property.

7684 11/28 0101 03CHECK 436.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 130,000.00

Subscribed and sworn to before me this the 27th *day of* November, *19* 89

Affiant

My commission expires March 11, 1990

(Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 517 Fatherland Street, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 27th *day of* November *19* 89 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ESTATE OF RICHARD B. FORT, JR.

by: Malinda Fort Hickman

Malinda Fort Hickman, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named 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 _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mitchell A. Watts, a Notary Public in and for said County and State, personally appeared Malinda Fort Hickman, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Executrix of the Estate of Richard B. Fort, Jr., and that she as such Executrix being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing her name as Executrix of the Estate of Richard B. Fort, Jr.

Witness my hand and seal in Nashville, Tennessee, this 17th day of November, 1989.

Mitchell A Watts
Notary Public

My commission expires:
_____

STATE MITCHELL A WATTS NOTARY PUBLIC DAVIDSON COUNTY

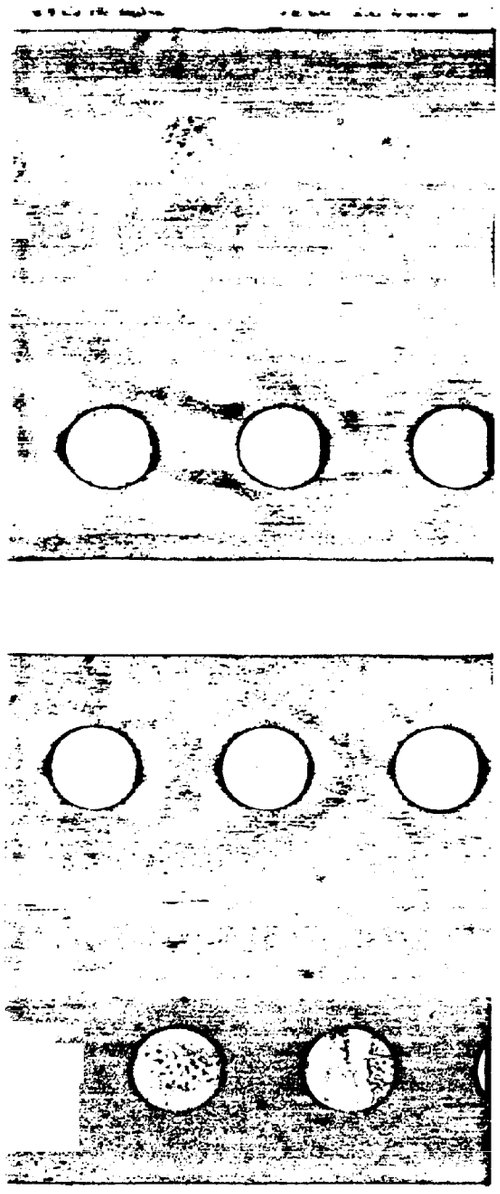
WARRANTY DEED

FROM
ESTATE OF RICHARD B. FORT, JR.

TO
M. CARL SNEEDEN, unmarried

IDENTIF. REFERENCE

84824



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7992 PAGE 89

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 130000.00
CON TX 429.00
PRFEE 1.00
WDEED 6.00
TOTAL 436.00
CHECK 436.00

11/28/89 01 09:12 0001 7684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84824

IDENTIF. REFERENCE

Nov 28 9 14 AM '89

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 270478