WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8108 PAGE 917

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSEPH A. SNELL (NAME)	BARCLAYSAMERICAN/MORTGAGE (NAME)	Map 142-10
777 Baugh Road (STREET ADDRESS OR ROUTE NUMBER)	5032 Parkway Plaza Blvd., Bldg. 8 (STREET ADDRESS)	Parcel 75
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Charlotte, North Carolina 28217 (CITY) (STATE) (ZIP)	F.B.#9D24418

FOR AND IN CONSIDERATION OF THE SUM 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, STEPHANIE RENEE APA, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH A. SNELL AND AMY L. LONGLEY, both unmarried, as joint tenants with the right of survivorship,

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Green Meadows Section One, as of record in Plat Book 5050, page 92, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John I. Talton, III and wife, Stephanie A. Talton by deed from Robert B. Hendley and Douglas C. Whiteside of record in Book 5291, page 550, said Register's Office. John Irvin Talton has since conveyed his interest in said property to Stephanie Apa Talton by Quitclaim Deed of record in Book 6611, page 635, Register's Office for Davidson County, Tennessee. John I. Talton, III and Stephanie A. Talton have subsequently been divorced by final decree in the sixth circuit court of Davidson County, Tennessee Rule No. 80D1802, dated June 22, 1981. Stephanie A. Talton has since remarried and was known by the name of Stephanie Apa Webb. Stephanie Apa Webb and husband, Walter Hallie Webb have subsequently been divorced by final decree in the Probate Court for Davidson County, Tennessee, Rule No. 89D4721, dated March 30, 1990, with Stephanie Apa Webb being restored to her maiden name of Stephanie Renee Apa.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5376, page 552; and (3) All matters appearing on the Plan of record in Plat Book 5050, page 92, said Register's Office.

The said Stephanie Renee Apa and Stephanie A. Talton are one and the same person.

26171

TENNTITLE REFERENCE

MAY 15 8 54 AM '90

FELIX Z WILKINS REGISTER DAVIDSON COUNTY TN

1514 05/15 0101 03CHECK 279.25

This is unimproved ( ) improved (XX) property, known as 777 Baugh Road, Nashville, Tennessee 37221

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

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 11th day of May, 19 90.

Stephanie Renee Apa

STEPHANIE RENEE APA

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE RENEE APA, unmarried 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 11th day of May, 19 90.

My commission expires 3/27/93 Notary Public Catherine C. Hersley

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Joseph A. Snell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 19 90.

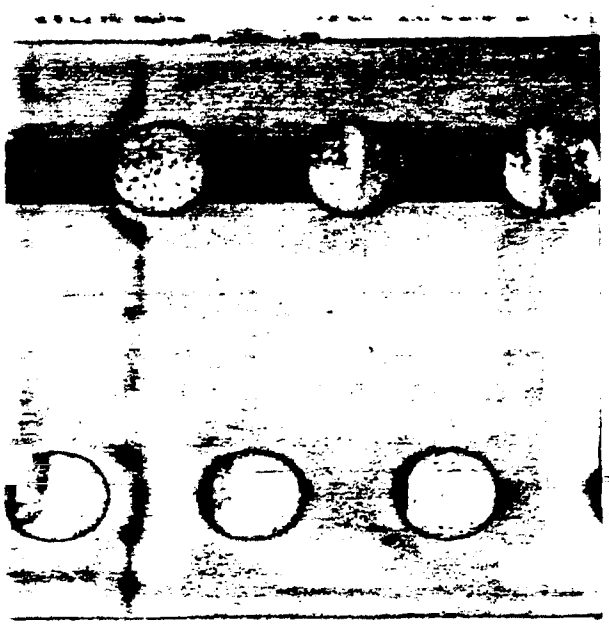
MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL) Catherine C. Hersley Notary Public

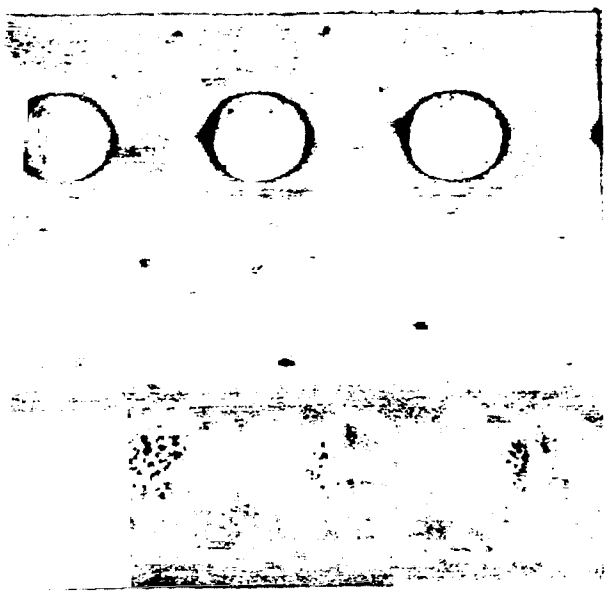
WARRANTY DEED

FROM STEPHANIE RENEE APA, unmarried

TO JOSEPH A. SNELL AND AMY L. LONGLEY, both unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82500.00
CON TX 272.25
PRFEE 1.00
MDEED 6.00
TOTAL 279.25
CHECK 279.25

05/15/90 01 08:56 0001 1514

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26171

IDENTIFICATION REFERENCE

MAY 15 8 54 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 318968