48

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES AND NOT FROM AN INDEPENDENT TITLE EXAMINATION.

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STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 105,984.43

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 91

Notary Public

MY COMMISSION EXPIRES: 10-28-95

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: & TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerry E. Snoddy	First Tennessee Bank National Assn.	
(NAME) 4423 Lealand Lane	(NAME) P. O. BOX 1000, Dept. 47	132-9-18
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37204	(STREET ADDRESS) Memphis, TN 38148	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Albert H. Quaid and wife, Leslie R. Quaid

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerry E. Snoddy

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

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being the southerly 76-1/2 feet of Lot No. 4 on the unrecorded plan of Mrs. O.A. Allen's Subdivision of the Hirsig Tract, described according to a survey made by W. B. Southgate, Surveyor, as follows:

Beginning at a point in the center of Lea Avenue, now known as Lealand Lane, north 2 deg. 30' East 600 feet from the center of Battery Road, the northeast corner of Lot No. 3 on the said Plan; thence north 2 deg. 30' East, with the center of said Lea Avenue, now known as Lealand Lane, 76-1/2 feet; thence westerly parallel with and 23-1/2 feet southerly from the line of Lot No. 5 on said Plan, 213 feet, more or less, to a dead line; thence southerly 76-1/2 feet to the northwest corner of said Lot No. 3; thence easterly, with the line between said Lot Nos. 3 and 4, 213.68 feet to the point of beginning.

Being the same property conveyed to Albert H. Quaid and wife, Leslie R. Quaid by deed from F. Lee Blank and wife Kaye Scott Blank of record in Book 8062, Page 160, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to that portion of the property which is embraced within the bounds of Lealand Lane

Continued on reverse . . .

This is improved (XX) unimproved ( ) property, known as 4423 Lealand Lane, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand S this 29th day of July, 19 91

Albert H. Quaid

Leslie R. Quaid

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, Teresa L. Beard, a Notary Public in and for said County and State, Albert H. Quaid and wife, Leslie R. Quaid

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that _____ the _____ of the maker or a constituent of the maker and _____ 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 in Brentwood, Tennessee, this 29th day of July, 1991.

Notary Public

My commission expires: 06/28/95

Continued . . .

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a deed of trust to First Tennessee Bank National Association, of record in Book 7241, Page 732 and re-recorded in Book 7262, Page 201, said Register's Office, and also the agreement that the escrow account held in connection with the aforesaid deed of trust is hereby transferred to said grantees.

DEED

FROM

TO

Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

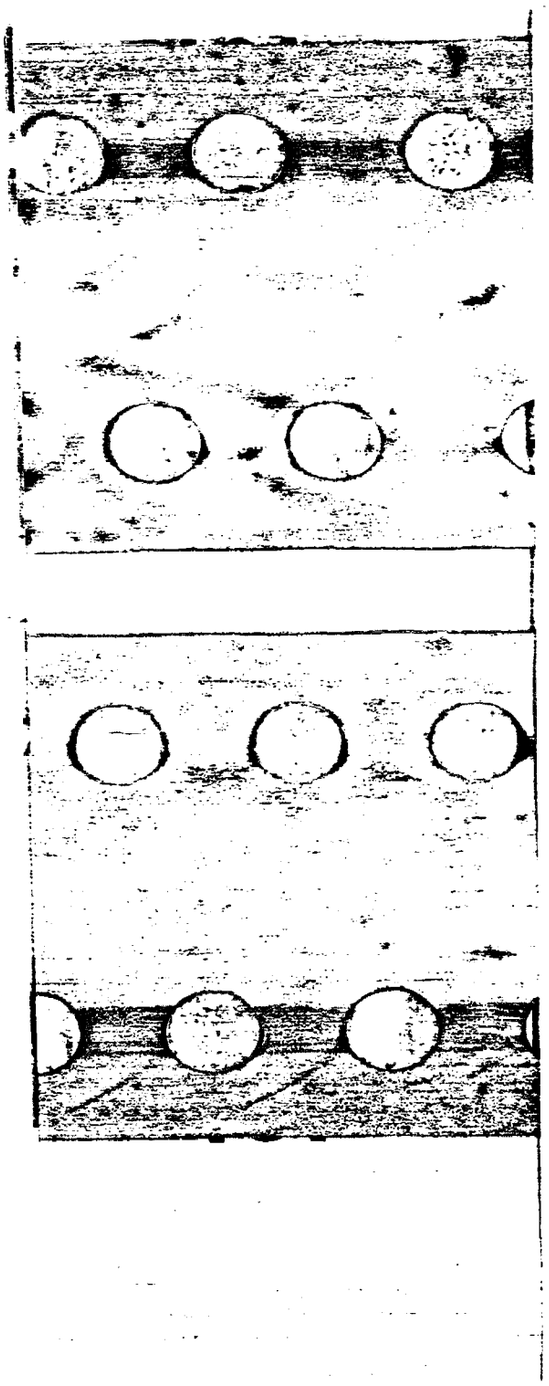
3 4 8 8 6

IDENTIFICATION REFERENCE

Jul 30 2 51 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

5379 07/30 0101 03CHECK 399.20



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
				CAMT 105984.43
				CON TX 392.20
				PRFEE 1.00
				WDEED 6.00
				TOTAL 399.20
				CHECK 399.20
07/30/91		01		14:52 0001 6379

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4. 8. 8 6.

IDENTIFICATION REFERENCE

Jul 30 2 51 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 445332