STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,282.51.

James Snyder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 1993.

Dianne M. Catley
Notary Public

(AFFIX SEAL)

My Commission Expires: 4/21/96

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

FEB 8 10 43 AM '93
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
90461

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
James Bernard Snyder	Trans Financial Bank of TN	43-11-196
1019 North Dupont Avenue	101 West Lincoln	
Madison, TN 37115	Tullahoma, TN 37388	

1570 02/08 0101 03CHECK 198.75

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain note and deed of trust executed by H. Victor Ellis, Jr. and Leigh Ann Petty payable to the order of Tennessee Housing Development Agency c/o Statesman Mortgage Company of record in Book 7993, page 25, said Register's Office, in the original principal amount of $47,384.00, payable according to terms and conditions set forth therein, which the Grantee herein agrees to assume in full and hold Grantors harmless from same,

We, H. VICTOR ELLIS, JR. and wife, LEIGH ANN ELLIS, f/k/a LEIGH ANN PETTY, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said JAMES BERNARD SNYDER, unmarried, (the "Grantee"), his heirs and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Plan of Archwood Annex, of record in Plat Book 6200, page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to H. Victor Ellis, Jr. and Leigh Ann Petty, both unmarried, by deed from Jim Sweeney Construction, Inc., of record in Book 7993, page 22, Register's Office, Davidson County, Tennessee. The said Leigh Ann Petty having since married, now known as Leigh Ann Ellis.

This is improved/unimproved property known as 1019 North Dupont Avenue Madison, Tennessee 37115

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his 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 the same is unencumbered, except as stated herein.

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

Whenever 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 hand(s) this the 5th day of February, 1993.

H. Victor Ellis Jr. — H. Victor Ellis, Jr., Grantor

James B Snyder — James Bernard Snyder, Grantee

Leigh Ann Ellis — Leigh Ann Ellis, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, H. Victor Ellis, Jr. and wife, Leigh Ann Ellis, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 5th day of February, 1993.

Duaine M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/21/93

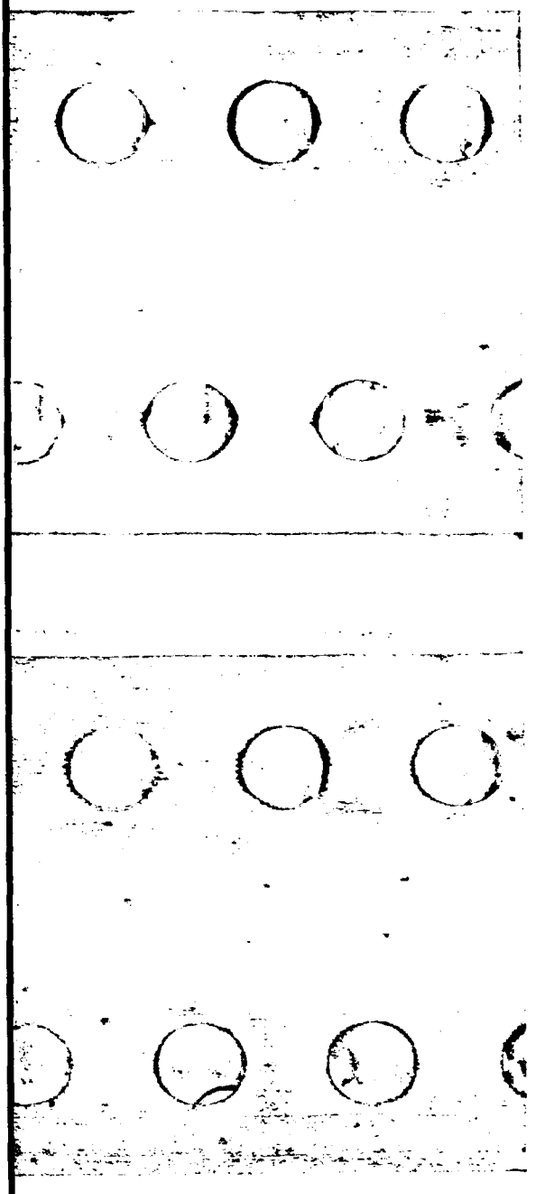
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, James Bernard Snyder, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 5th day of February, 1993.

Duaine M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/21/93



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

RECEIVED OF _____

FOR _____

BOOK 8859 PAGE 847

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 51282.51
CON TX 189.75
PRFEE 1.00
WDEED 8.00
TOTAL 198.75
CHECK 198.75

02/08/93 01 10:42 0001 1570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90461

IDENTIFI REFERENCE

FEB 8 10 43 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 019234