THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

FILE IN BOX #33B
MAP 132-9
PARCEL 18

BOOK 9405 PAGE 656

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00.

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE SUSAN CALVERT-ROSENBERGER

Carl R. Eaby IV
Affiant

Subscribed and sworn to before me this 11th day of July, 1994.

My Commission Expires: 3/23/96

Notary Public

ADDRESS OF NEW OWNER(S) AS FOLLOWS:

CARL R. EABY, IV
4423 LELAND LANE
NASHVILLE, Tennessee 37204

SEND TAX BILLS TO:

CHEMICAL BANK, N.A.
C/O CHEMICAL RESIDENTIAL
GOODLETTSVILLE, TN 37072

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, GERRY E. SNODDY, unmarried, hereinafter called the "Grantor(s)", has bargained and sold, and by these presents does transfer and convey unto CARL R. EABY, IV, and wife, FRANCES ANNE EABY, hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, 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 and 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 degrees 30 minutes East 600 feet from the center of Battery Road, the northeast corner of Lot No. 3 on the said Plan; thence North 2 degrees 30 minutes East, with the center of said Lea Avenue, now known as Lealand Lane, 76 and 1/2 feet; thence westerly parallel with and 23 and 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 and 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 Gerry E. Snoddy from Albert H. Quaid and wife, Leslie R. Quaid by Deed of record in Book 8408, page 590, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4423 Lealand Lane Nashville, TN 37204

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and "Grantor(s)" does covenant with the said "Grantee(s)" that they 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 hereinset out; and "Grantor(s)" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WEREOF, the "Grantor(s)" has caused his name to be affixed hereto on this 11th day of July, 1994.

GERRY E. SNODDY

6207 07/13 0101 03CHECK 434.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named GERRY E. SNODDY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 1994.

My Commission Expires: 3/23/96

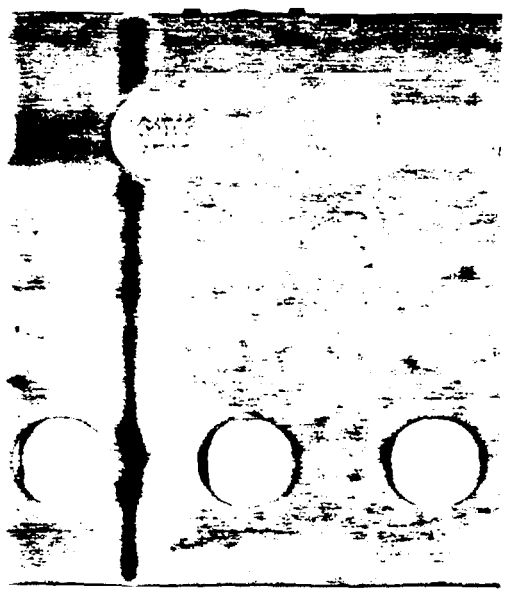
Notary Public

70373
IDENTIF. ↑ REFERENCE

94 JUL 13 AM 8:27

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

SUSAN CALVERT-ROSENBERGER
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

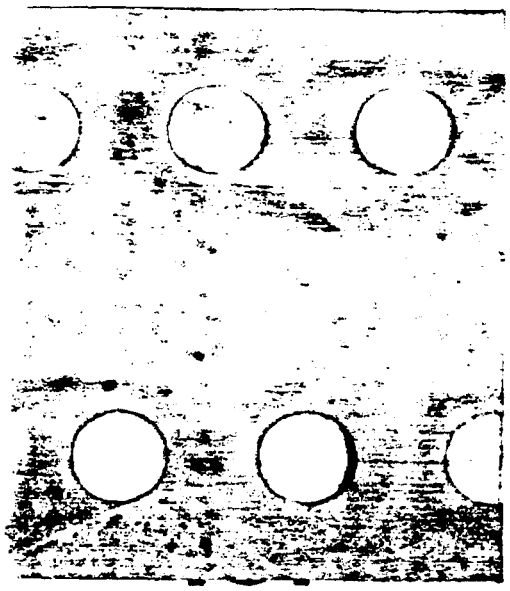
RECEIVED OF _____

FOR _____

BOOK 9405 PAGE 658

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
115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50
CHECK 434.50

07/13/94 01 08:26 0001 6207

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70373
IDENTIF. ↑ REFERENCE

94 JUL 13 AM 8:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 812817