BOOK 9633 PG 40

119-14
3C 4

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:
Mark A. Sneed

5005 Maywood Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Same

IDENTIFICATION REFERENCE

17274

WARRANTY DEED

PICK-UP

(Map/Parcel No. 119-14-0/304.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantors, the undersigned, SARAH TUCKER JAMES, JOHNNIE TUCKER BURNETT, SYBLE TUCKER JOHNSON, CLAYBON RAY TUCKER, RONALD L. TUCKER, ANDREA TUCKER ZONGOR, J. SCOTT TUCKER, AND ODELINE TUCKER, have bargained and sold and do hereby transfer and convey unto MARK A. SNEED and wife, DEBORAH S. SNEED, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Stump's Sunrise Subdivision, of record in Book 332, page 107, Register's Office for said County.

SAID Lot No. 9 fronts 50 feet on the northerly side of Sunrise Avenue and runs back between parallel lines, 160 feet to an alley.

BEING the same property conveyed to S.L. Tucker and wife, Annis Tucker, by deed from G.A. Harrison of record in Book 1324, page 5, said Register's Office, the said S.L. Tucker having predeceased Annis Tucker and the said Annis Tucker having since died. The Will of Annis Tucker of record in Will Book 116, page 277, Davidson County Probate Court Clerk's Office devised the subject property to Andy Richie Tucker, Sara Tucker James, Johnnie Tucker Burnett, Syble Tucker Johnson and Claybon Ray Tucker. The said Andy Richie Tucker having since died intestate, his interest in said property vested in his wife, Odeline Tucker, and children Ronald L. Tucker, Andrea Tucker Zongor and J. Scott Tucker.

THIS conveyance is subject to all matters as shown on the Plan of Stump's Sunrise Subdivision of record in Book 332, page 107, in Register's Office for Davidson County, Tennessee.

This is improved property known as: 320 Sunrise Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors 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 except as noted herein and for the 1995 real property taxes which will be prorated and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Clifton L. James, John Thomas Burnett, Douglas Gowan Johnson, Daisy C. Tucker, Sandra H. Tucker, and Endre Zongor, spouses of the Grantors, join herein solely for the purpose of consenting to this conveyance and releasing any and all rights, title and interest that they may have in the property, whether arising by virtue of marriage or otherwise.

WITNESS OUR HAND AND SIGNATURE on this the 27th day of March, 1995.

Sarah Tucker James

Clifton L. James

Johnnie Tucker Burnett

John Thomas Burnett

Syble Tucker Johnson

Douglas Gowan Johnson

Claybon Ray Tucker

Daisy C. Tucker

Ronald L. Tucker

Sandra H. Tucker

Andrea Tucker Zongor

Endre Zongor

J. Scott Tucker

Odeline Tucker

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sarah Tucker James and husband, Clifton L. James, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in LaVergne, Tennessee, this the 25th day of March, 1995.

Paula M. Myers
NOTARY PUBLIC

My Commission Expires: 3-12-97

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Johnnie Tucker Burnett and husband, John Thomas Burnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in LaVergne, Tennessee, this the 25th day of March, 1995.

Paula M. Myers
NOTARY PUBLIC

My Commission Expires: 3-12-97

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Syble Tucker Johnson and husband, Douglas Gowan Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Madison, Tennessee, this the 26th day of March, 1995.

NOTARY PUBLIC

My Commission Expires: 1-27-96

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Claybon Ray Tucker and wife, Daisy C. Tucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in LaVergne, Tennessee, this the 25th day of March, 1995.

Paula M. Myers
NOTARY PUBLIC

My Commission Expires: 3-12-97

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ronald L. Tucker and wife, Sandra H. Tucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in LaVergne, Tennessee, this the 25th day of March, 1995.

Paula M. Myers
NOTARY PUBLIC

My Commission Expires: 3-12-97

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Andrea Tucker Zongor and husband, Endre Zongor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in LaVergne, Tennessee, this the 26th day of March, 1995.

Paula M. Myers
NOTARY PUBLIC

My Commission Expires: 3-12-97

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Scott Tucker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in La Vergne, Tennessee, this the 28th day of March, 1995.

Paula M. Myers
NOTARY PUBLIC

My Commission Expires: 3-12-97

STATE OF TENNESSEE)
COUNTY OF [illegible])

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Odeline Tucker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in [illegible], Tennessee, this the [illegible] day of March, 1995.

[illegible]
NOTARY PUBLIC

My Commission Expires: [illegible]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $24,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

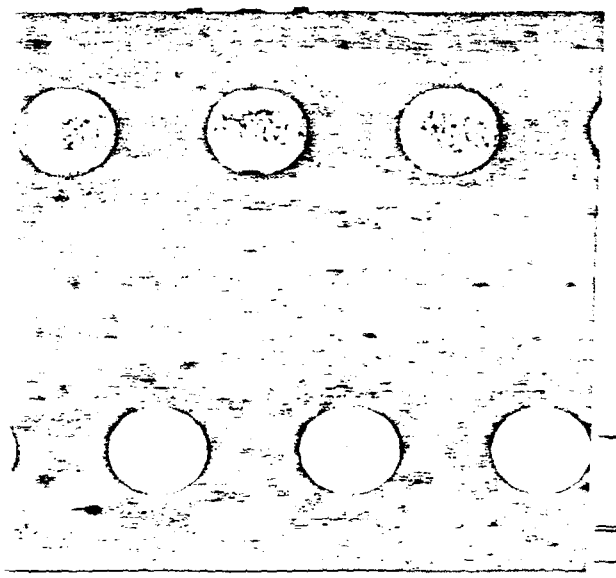
Affiant

Subscribed and sworn to before me this 27th day of March, 1995.

NOTARY PUBLIC

My Commission Expires: 9-15-98

1994 03/31 01:01 DEC:ECK 105.80



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

RECEIVED OF _____

FOR _____

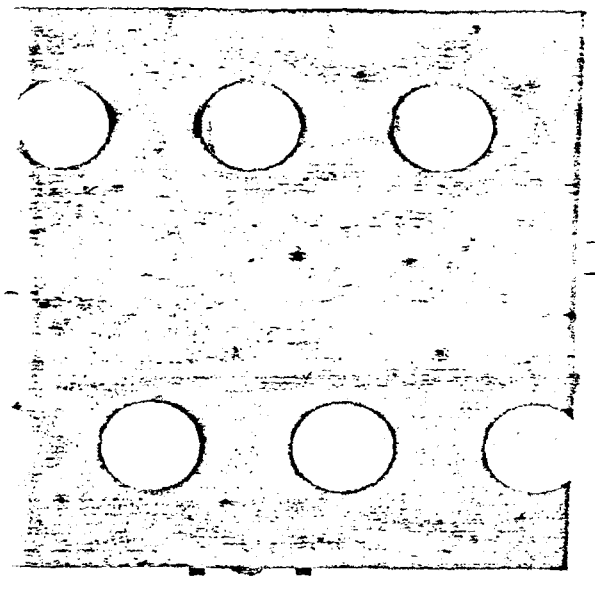
BOOK 9633 PG 44

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 24000.00
CON TX 88.80
PRFEE 1.00
WDEED 16.00
TOTAL 105.80
CHECK 105.80

03/31/95 01 12:55 0001 6194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4,727.4
IDENTIF. & REFERENCE
95 MAR 31 PM 12:53
RECORDED
DAVIDSON COUNTY, TN.

No. 895731