File Box 51-A

BOOK 9670PG851

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

95 MAY 12 PM 3:37
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

60320
IDENTIF. & REFERENCE

THIS INDENTURE, made and entered as of the **12th** day of **May, 1995** by and between

BRIAN A. SNELL and DIANN R. SNELL, HUSBAND & WIFE ,

hereinafter referred to as Grantor, and

KECIA M. BARRICK, UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 768, ON THE PLAN OF SECTION FOUR, HARPETH WOODS, OF RECORD IN BOOK 5200, PAGE 560, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING ALL THE SAME PROPERTY CONVEYED TO BRIAN A. SNELL AND DIANN R. SNELL, HUSBAND AND WIFE BY DEED FROM STEPHANIE M. HANNETT, A MARRIED PERSON, JOINED BY HER HUSBAND, JEFFREY P. HANNETT OF RECORD IN BOOK 9428, PAGE 658, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN DATED 7/28/94.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby *covenant* with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO MATTERS SHOWN ON THE RECORDED PLAN AND TO RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Brian A Snell
BRIAN A. SNELL

Diann R. Snell
DIANN R. SNELL
by Brian A Snell
per attorney in fact

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BRIAN A. SNELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **May, 1995.**

Margaret Jane Stuart
Notary Public

Commission Expiration: May 28, 1995

ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, personally appeared BRIAN A. SNELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DIANN R. SNELL, and acknowledged that he/she executed the same as the free act and deed of said DIANN R. SNELL.

Witness my hand, at office, this 12th day of May, 1995.

Margaret Jane Stuart
Notary Public

Commission Expiration: May 28, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

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 **$97,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

K. M. B.
Affiant

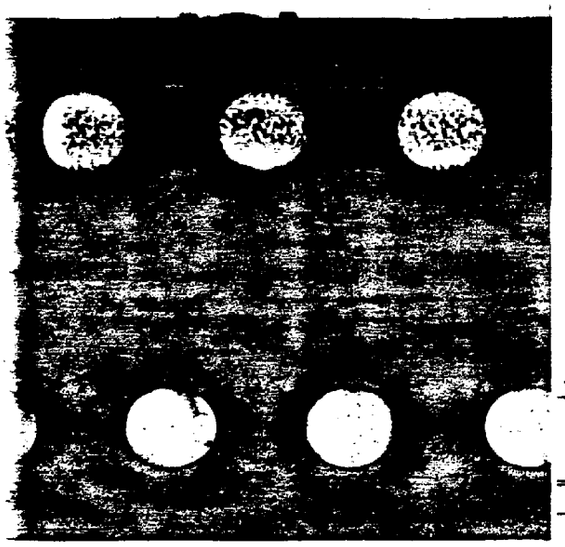
Subscribed and sworn to before me this **12th** day of **May, 1995.**

Margaret Jane Stuart
Notary Public

Commission Expiration: May 28, 1995

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD., NASHVILLE, TN. 37215	KECIA M. BARRICK 963 BEECH BEND DRIVE NASHVILLE, TN. 37221	963 BEECH BEND DRIVE NASHVILLE, TN. 37221 MAP PARCEL NUMBER 156-02-0 200.00

0526 05/12 0101 03CHECK 367.90



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

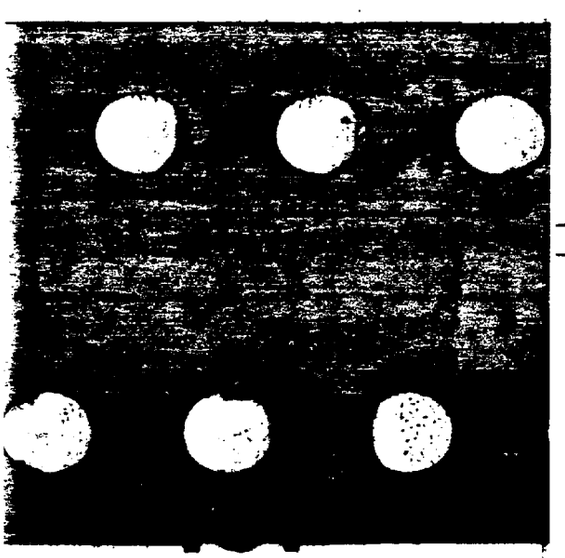
RECEIVED OF _____

FOR _____

BOOK 9670 PG 853

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 97000.00
CON TX 358.90
PRFEE 1.00
MOFEE 8.00
TOTAL 367.90
CHECK 367.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/12/95 01 15:38 0001 0526

60320
IDENTIF. ↑ REFERENCE

95 MAY 12 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 909906