This Instrument Prepared By:

BOTTORFF & KAVIN
5110 MARYLAND WAY
SUITE 200
BRENTWOOD TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Karen M. Snell
412 Huntington Ridge Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Southeastern Mortgage of Tennessee
565 Marriott Drive
Nashville, TN 37214

BOOK 9825 PG 198

MAP AND PARCEL:
MAP 161-11
GROUP A
PARCEL 88.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Richter Dial Builders, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Karen M. Snell, an unmarried woman, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Huntington Ridge Townhouse, of record in Book 4675, page 9, Register's Office, Davidson County, Tennessee.

Being part of the property conveyed to Richter Dial Builders, Inc. by deed from William Lamar Newport, Trustee, of record in Book 9282, page 350, Register's Office for Davidson County, Tennessee.

This is improved property known as 412 Huntington Ridge Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Karen M. Snell, an unmarried woman, her heirs and assigns, forever; and Richter Dial Builders, Inc., does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 this the 29th day of September, 1995.

Richter Dial Builders, Inc.
By: R. Douglas Richter

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 9825 PG 199

Before me, the undersigned Notary Public in and for said County and State, personally appeared R. Douglas Richter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary (or other officer authorized to execute the instrument) of the Richter Dial Builders, Inc., the within named bargainor, a corporation, and that he as such, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such .

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of September, 1995.

NOTARY PUBLIC Thomas I. Bottorff

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 91,970.00.

AFFIANT

Subscribed and sworn to before me
this 29th day of September, 1995.

NOTARY PUBLIC Thomas I. Bottorff
My Commission Expires: March 2, 1998

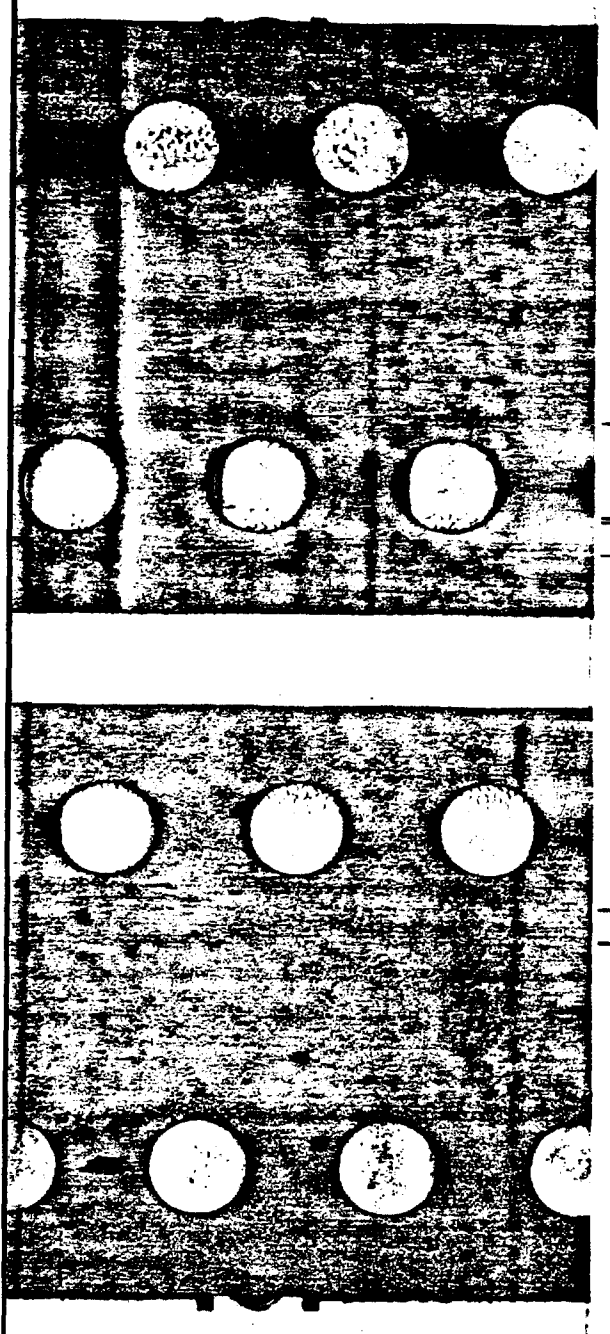
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01111218

IDENTIF. & REFERENCE

95 OCT 11 PM 3:40

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9825 PG 200

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	91970.00
CON TX	340.29
PRFEE	1.00
WDEED	8.00
TOTAL	349.29
CHECK	349.29

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 2001 5721

01111218
IDENTIF. # REFERENCE

95 OCT 11 PM 3:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 964478