STATE OF TENNESSEE
COUNTY OF DAVIDSON

P.R. 10042 pg 578

The actual consideration or value, whichever is greater, for this transfer is $60,981.73.

K. L. Snead D.C.
AFFIANT

Subscribed and sworn to before me, this 3 day of May 1996.

Cynthia Thomas
NOTARY PUBLIC
My Commission expires: 7/26/97

This instrument was prepared by: Beck & Beck Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

Address of New Owner as follows: Kevin L. Snead, 109 Brockhampton Court, Goodlettsville, Tennessee 37072

Send Tax Bills to: Bank American Mortgage, 2810 North Parham Road, Richmond, VA 23294

Map Number and Parcel Numbers: GO 20351 and 26-6-38

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $69,550.00 payable to Commerce Union Bank, and secured by a Deed of Trust of record in Book 6701, Page, 363, and re-recorded in Book 6738, page 410, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions; the Deed of Trust was assigned to Bank of America, F.S.B., a Delaware Corporation of record in Book 9761, page 906, said Register's Office.

I, Lois B. Snead, a single woman, has bargained and sold, and by these presents do transfer and convey unto the said Kevin Lee Snead and wife, Ann Elizabeth Snead the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Windsor Green, Phase I, Section I, of record in Plat Book 6250, page 31, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 118 front 45.57 feet on the northerly margin of Brockhampton Court and extends back 92 feet on the easterly line and 104.72 feet on the westerly line to a dead line in the rear measuring 88.12 feet thereon.

Being the same property conveyed to Lois B. Snead, by deed from Terry Wayne Walker, of record in Book 8357, Page 141, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Matters shown on the Plan of record in Book 6250, Page 31, said Register's Office.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6406, page 950, said Register's Office.

3. Subject to the liens of any unpaid assessments and/or special assessments.

4. Rights of others in and to the common elements.

This is improved property, known as 109 Brockhampton Court, Goodlettsville, Tennessee 37072

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared strictly by documents provided by the parties involved.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs or successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out and Grantor does further covenant and bind himself, its heirs or successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs or successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 3 day of May, 1996.

Lois B. Snead
LOIS B. SNEAD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Christina Thomas, a Notary Public in and for this county and state, **LOIS B. SNEAD, A SINGLE WOMAN**, the herewithin named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who have acknowledged that she has executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, this 3 day of May 1996.

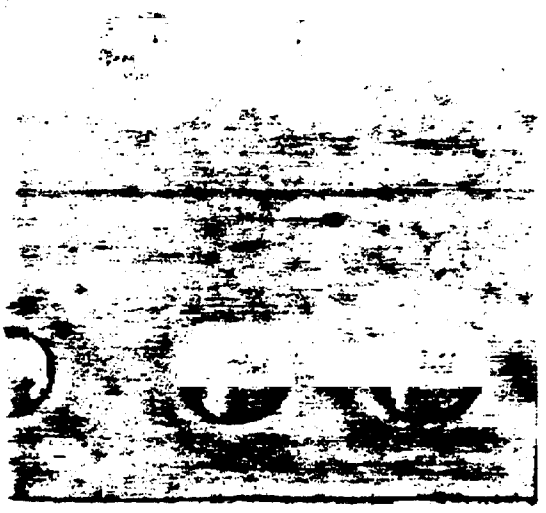
Christina Thomas
NOTARY PUBLIC
My Commission Expires: 7/26/97

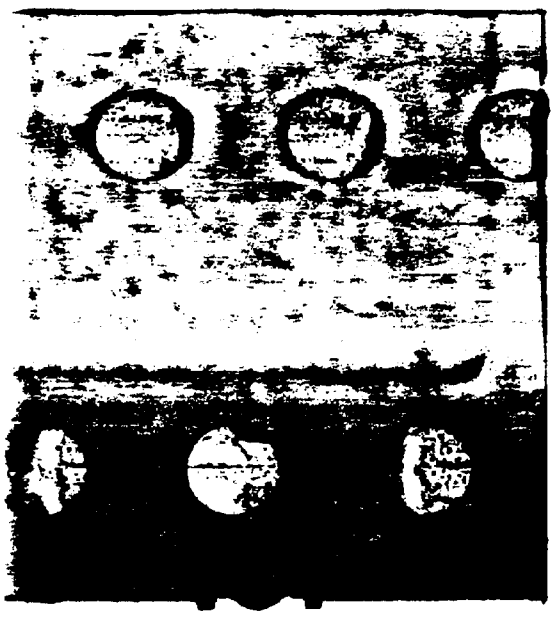
0179407
IDENTIFICATION REFERENCE

96 MAY -7 AM 10:13
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

234.64 03CHECK





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10042 PG 580

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	60981.73
			CON TX	225.64
			PRFEE	1.00
			WDEED	8.00
			TOTAL	234.64
			CHECK	234.64
05/07/96	01	10:15	0001	9006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01794O7
IDENTIF. ↑ REFERENCE

96 MAY -7 AM 10: 13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1037014