5CA

This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

BOOK 10265 PG 609

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Mr. and Mrs. Jerry W. Snow, Sr. 609-611 Cedar Court Nashville, TN 37211	Same	Map 162-09 Parcel 17.00

SPECIAL WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, Jerry W. Snow, Jr. and wife, Julie D. Snow (the "Grantors"), have bargained and sold, and by these presents does transfer and convey unto Jerry W. Snow, Sr. and wife, Linda Snow, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference. This is improved property known as 609-611 Cedar Court, Nashville, Tennessee 37211.

The conveyance of the property herein, and all covenants and warranties of GRANTOR contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, and Grantees' successors and assigns forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant specially and forever defend the title to the Property to the said Grantees, Grantees' successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

EXHIBIT A BOOK 10265 PG 610

Land in Davidson County, Tennessee, being Lot No. 11, Revised Cedarwood Estates, Section 6 of record in Book 5200, Page 196, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jerry W. Snow, Jr. and Julie D. Sharp, unmarried persons, from Elizabeth P. Lawhon, unmarried, of record in Book 7496, Page 481, Register's Office for Davidson County, Tennessee. The said Jerry W. Snow, Jr. and Julie D. Sharp, unmarried, having subsequently married, being one and the same persons.

02485 18
IDENTIF. ↑ REFERENCE

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DAVIDSON COUNTY, TN.

BOOK 10265 PG 611

EXHIBIT B

1. Real Estate Taxes for the year 1996, a lien due and payable.

2. Deed of Trust securing the payment of a Promissory Note to BancBoston Mortgage Corporation executed 3/21/1988 by Jerry W. Snow, Jr. and Julie D. Sharp, unmarried persons, of record in Book 7496, Page 484, Register's Office for Davidson County, Tennessee; said Deed of Trust being re-recorded in Book 7501, Page 92, said Register's Office.

3. Restrictive Covenants of record in Book 5497, Page 397, said Register's Office.

4. Such matters as are shown on the Plan of Revised Cedarwood Estates, of record in Book 5200, Page 196, said Register's Office.

5. Such matters as are shown on a survey of the property made by Campbell Surveying Co., dated 3/16/88, said Register's Office.

IN WITNESS WHEREOF, the Grantors have caused this Special Warranty Deed to be executed this 19th day of November, 1996.

JERRY W. SNOW, JR.

JULIE D. SNOW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ann H. Oglesby, a Notary Public in and for said County and State, the within named Jerry W. Snow and Julie D. Snow, the bargainors, 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 therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 19th day of November, 1996.

Notary Public

My Commission Expires: 11/22/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

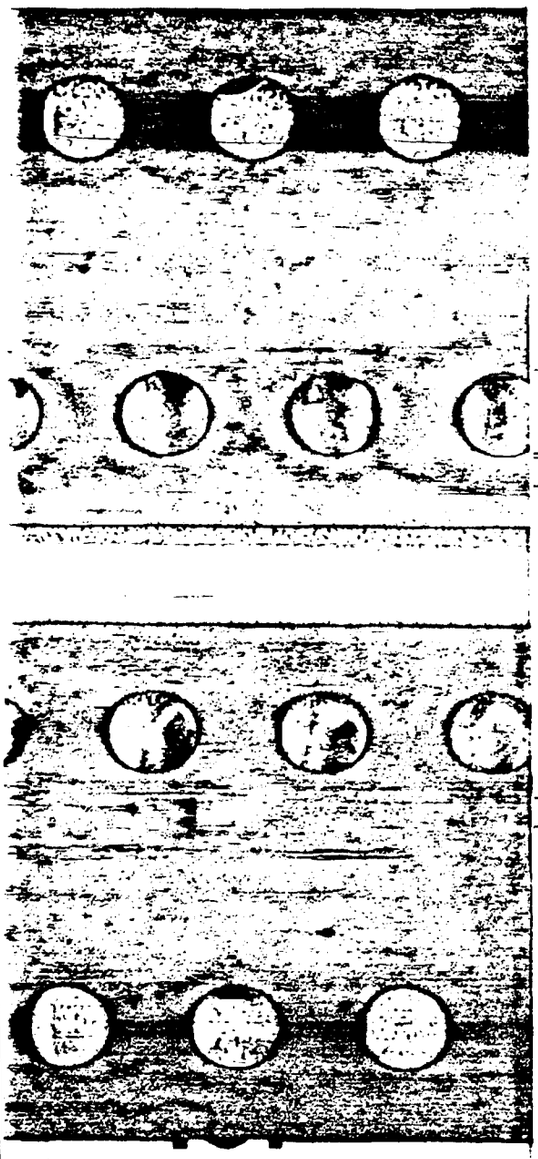
Affiant

Subscribed and sworn to before me this 19th day of November, 1996.

Notary Public

My Commission Expires: 11/22/97

7559 11/20 0101 03CHECK 61.40



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

RECEIVED OF _____

FOR _____

BOOK 10265 PG 613

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 12000.00
				CON TX 44.40
				PRFEE 1.00
				WDEED 16.00
				TOTAL 61.40
				CHECK 61.40
			11/20/96 01	15:56 0001 7559

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02485 18
IDENTIF. ↑ REFERENCE

96 NOV 20 PM 3:56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1090269