OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10512 PG 878

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Linda F. Wells
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 26th DAY OF June

Jimmy A. Duncan
NOTARY PUBLIC

My Commission expires: [illegible]

Mail

THIS INSTRUMENT PREPARED BY

Jimmy A. Duncan, 4904 Charlotte Ave., Nashville, TN 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Hillman Snyder, Sr. (NAME)	SAME (NAME)	91-15
227 53rd Avenue N. (ADDRESS)	(ADDRESS)	84
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Calvin C. Morgan

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Hillman Snyder, Sr., Shirley Snyder and Linda Faye Metts

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

03211795
IDENTIF. ↑ REFERENCE

97 JUL -1 PM 1:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

SEE EXHIBIT "A" ATTACHED

V568 07/01 0101 03CHECK 281.25

This is improved (X) unimproved ( ) property, known as 225 53rd Avenue, North, Nashville, TN 37209
(House Number) (Street) (City) (State) (Zip)

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, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 26th day of June, 1996.

Calvin C Morgan

Linda F. Morgan

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

BOOK 10512 PG 879

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Calvin C. Morgan and wife, Anita L. Morgan, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of June 1997.

My Commission expires:
9-18-99

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

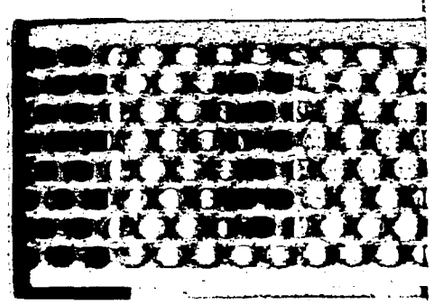
Being a part of Block No. 14 on the Plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows, to wit:

Beginning on the westerly margin of 53rd Avenue, formerly 12th Street, at a point 220 feet south of the southerly margin of Nevada Avenue, thence with the westerly margin of 53rd Avenue, southwardly 50 feet to the northeast corner of the property conveyed to Clevis Baker and wife, by deed from Julius Parman et al, of record in Book 1450, page 65, said Register's Office; thence with said Baker's northerly line westerly 137 feet, more or less, to the easterly margin of the right of way of a proposed spur track of the N.C & St. L. Railway; thence with the said right of way, northwardly 50 feet; thence eastwardly 138 feet, more or less, to the beginning.

Being the same property conveyed to Calvin C. Morgan, by Quitclaim Deed from Audrey T. Morgan, unmarried, subject to the said Audrey T. Morgan maintaining a life estate in said property, of record in Book 9121, page 633, Register's Office for Davidson County, Tennessee.

The said Audrey T. Morgan having since died.

Anita L. Morgan joins in this conveyance for the express purpose of conveying any right, title or interest she may have in said property by virtue of her marriage to Calvin C. Morgan.



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

RECEIVED OF _____

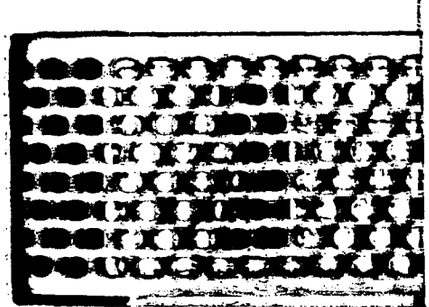
FOR _____

BOOK 10512 PG 881

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 72500.00
				CON TX 268.25
				PRFEE 1.00
				WDEED 12.00
				TOTAL 281.25
				CHECK 281.25
			07/01/97 01	13:29 0001 9568

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0321795
IDENTIF. ↑ REFERENCE

97 JUL -1 PM 1:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1169352