BOOK 10574 PG 736

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35719)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~140,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 19 97

Notary Public

MY COMMISSION EXPIRES 01/27/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Snell (NAME)	First Trust Mortgage Company (NAME)	104-9-51
3719 Central Avenue (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	26W-1910
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles W. Burson and wife, Marion C. Burson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick Snell and wife, Mariesa Snell

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 172 on the Plan of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Charles W. Burson and wife, Marion C. Burson by deed from William E. Martin and wife, Jean Nelson of record in Book 9817, Page 190, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

0339285
IDENTIF. ↑ REFERENCE

97 AUG 20 AM 9:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8/26 08/20 0101 03CHECK 1637.00

This is improved (unimproved) property, known as 3719 Central Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 hand s this 18th day of August, 19 97

Charles W. Burson by Alan Mazer as his attorney in fact

Marion C. Burson by Alan Mazer as her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named [illegible]

the bargainor s, with whom I am personally acquainted or proved to me on 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 Nashville, Tennessee, this 18th day of August 19 97.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

State of Tennessee
County of DAVIDSON

On this the 18TH day of AUGUST, 1997, before me personally appeared ALAN MAZER to me known to be the person who executed the foregoing instrument in behalf of CHARLES W. BURSON & WIFE, MARION C. BURSON as THEIR Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said CHARLES W. BURSON & WIFE, MARION C. BURSON.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 18TH day of AUGUST, 1997.

Pamela B. Mathews
Notary Public

My Commission Expires: 01/27/01

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

RECEIVED OF _____

FOR _____ BOOK 10574 PG 738

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
44000.00
CON TX 1628.00
PRFEE 1.00
WDEED 8.00
TOTAL 1637.00
CHECK 1637.00
08/20/97 01 09:57 0001 8726

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0339285
IDENTIF. & REFERENCE

97 AUG 20 AM 9:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1188269