PREPARED BY (AND RETURN TO):

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BOOK 11302 PAGE 143

W & I Ref: (sk) Title No: 40651
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Connie O. Snyder 237 Hearthstone Manor Brentwood, TN 37027	First American National Bank P.O. Box 1193 Jackson, MS 39215-1193

TAX MAP-PARCEL NUMBERS: 160-15-A-50

99 JAN 19 PM 3:18

0538250

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 176,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Allan Wade, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Connie O. Snyder ,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Unit No. 50 Building 12 on the Plan of Hearthstone Manor, Section IV of record in Book 6200, page 144, and amended in Book 6250, page 990, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Anne W. Sellers, a widow, by deed from Radnor Homes, Inc., a Delaware Corporation, of record in Book 7404, page 683, Register's Office for said County. Anne W. Sellers has since died, unmarried and testate. By will of record in Will Book 224, page 109, Probate Court Clerk's office for Davidson County, Tennessee, the said Anne W. Sellers devised subject property to John Allan Wade.

Nancy Wade joins in this conveyance strictly to convey any and all marital interest she may have in the above described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 990, as amended in Book 6200, page 642 and in Book 6200, page 144, said Register's Office, shows an owner's certificate, to which reference is hereby made for a complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 6424, page 839, Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 6916, page 230, Book 7393, page 749, as amended in Book 7398, page 907, Book 7403, page 563 and amended in Book 6200, page 642 and in Book 6200, page 144. said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 237 Hearthstone Manor, Brentwood, TN 37027

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of January, 1999.

John Allan Wade

John Allan Wade, Executor

Nancy Wade

State of Tennessee
County of Davidson

On this 15th day of January, 1999, before me the undersigned authority, personally appeared **John Allan Wade, individually and John Allan Wade as Executor of the Estate of Anne W. Sellers**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

On this 15th day of January, 1999, before me the undersigned authority, personally appeared **Nancy Wade**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3/24/2001

Notary Public

4330 01/19 0101 03CHECK #64.05

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $16,500.00

Affiant

Sworn and subscribed before me on the 15th day of January, 1999.

Notary Public

My Commission Expires: _____

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0538250

IDENTIF. & REFERENCE

99 JAN 19 PM 3:18

REGISTER
DAVIDSON COUNTY TN.

CHK T

17[illegible].00
CO. T [illegible]51.05
PRFEE 1.00
MISC I 5.00
CFEE 2.00
TOTAL [illegible]
CHECK [illegible]

01/19/99 01 15:16 0101 4330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1413759