Box 28

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OLD REPUBLIC

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

BOOK 11401 PG. 847

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Kathy J. Clarke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF March, 19 99

Jo Anne Smith
NOTARY PUBLIC

My Commission expires: 9/28/2002

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER: ROBERT B. SNEED, JR.	SEND TAX BILLS TO: SAME	MAP & PARCEL NUMBERS: 91-8-172 & 173
(NAME) P. O. Box 90970	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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

CHUCK FADES AND WIFE, KIMBERLY R. FADES

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

ROBERT B. SNEED, JR.

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

(SEE ATTACHED EXHIBIT "A")

99 MAR 29 PM 2:06

IDENTIFICATION REFERENCE 056614B

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Metro taxes for 1999, which have been prorated and assumed by the Grantee.

2. Easements for utility and drainage and incidental purposes retained in Ordinance No. 77-552, by the Metropolitan Government of Nashville and Davidson County, Tennessee, closing a portion of alley No. 1207.

[illegible] 107.50

unimproved (X)
This is improved ( ) property, known as Kentucky Avenue - 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 March, 19 99.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Chuck Fades
CHUCK FAKES

Kimberly R. Fades
KIMBERLY R. FADES

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON } BOOK 11401 PG. 548

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CHUCK FADES AND WIFE, KIMBERLY R. FADES

, 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 March, 1999.

My Commission expires:
9/28/2002

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

RECORDERS MEMO
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EXHIBIT "A"

BOOK 11401 PG. 849

Tract I:

Land in Davidson County, Tennessee, being Lot No. 57 on an unrecorded map of a Subdivision in the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S.R. Sanford, Jr., Civil Engineer, December 14, 1950, as follows:

Beginning at a point on the north margin of Kentucky Avenue, 100 feet east of the southeast corner of Viewpoint subdivision, as of record in Book 547, page 65, thence east with said Avenue 50 feet to the corner of Lots 57 and 56; thence north with the line between said Lots, 142.5 feet to a 15-foot alley; thence west along said alley, 50 feet to a corner of Lots 57 and 58; thence with the line between said Lots south 142.5 feet to the point of beginning. The 15-foot alley in the rear has been closed by Metro Ordinance No. 77-552, and the 7 1/2 foot depth by 50 foot portion of the alley adjoining Lot No. 57, is included.

Tract No. I being the same property conveyed to Chuck Eades and wife, Kimberly R. Eades, by deed from Ted P. Tolen and wife, Ann W. Tolen, of record in Book 8099, page 771, Register's Office for Davidson County, Tennessee.

Tract NO. II:

Land in Davidson County, Tennessee, being Lot No. 58 on the unrecorded Subdivision in the City of Nashville, known as the Lockhart Property and described as follows:

Beginning at a point in the north margin of Kentucky Avenue, 50 feet east of the southeast corner of Viewpoint Addition, as shown by plan of record in Book 547, page 65, Register's Office for said County; being the common corner of Lots 58 and 59; thence with the line between said lots, northerly 142.5 feet to the south margin of an alley; thence with said alley, easterly 50 feet to a corner of Lot No. 57; thence with the line between Lots 57 and 58 southerly 142.5 feet to the north margin of Kentucky Avenue; thence with the margin of the same, westerly 50 feet to the point of beginning.

The 15-foot alley in the rear has been closed by Metro Ordinances No. 77-552, and the 7 1/2 foot depth by 50 foot portion of the alley adjoining Lot No. 58 is included.

Tract No. II being the same property conveyed to Chuck Eades and wife, Kimberly R. Eades, by deed from Geneva Reardon, of record in Book 8110, page 77, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11401 PG. 850

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	CPEE	COMPUTER FEE	PBFEE	PROBATE FEE

05661148

IDENTIFICATION REFERENCE

99 MAR 25 PM 2:05

[illegible] $100.00
[illegible] 52.50
[illegible] 1.00
[illegible] 11.00
CPEE 1.00
TOTAL 107.50
CHECK 107.50

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442986