WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37672)

BOOK 11404 PG. 255

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 182,000.00

Loretta A. McCoin
Affiant

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

NOTARY PUBLIC AT LARGE
Notary Public

MY COMMISSION EXPIRES: 12-2-02
(AFFIX SEAL)

DAVIDSON COUNTY, TENN.

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
Loretta A. McCoin	First Union Mortgage Corporation	131-5-A-166
(NAME)	(NAME)	
166 Jefferson Square	1100 Corporate Center Drive	7DA-70162
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Raleigh, NC 27607-5066	
(CITY) (STATE) (ZIP)	(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, Pat M. Snyder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Loretta A. McCoin

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 Unit No. 166 on the Plan of Jefferson Square Townhouses of record in Plat Book 4675, Page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square, Section One, a horizontal property regime established by Master Deed of record in Book 4731, Page 332, amended in Book 5826, Page 693, and in Book 8550, Page 3, said Regsiter's Office.

BEING the same property conveyed to Pat M. Snyder by deed from Robert C. Brannon of record in Book 9865, Page 30, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 166 Jefferson Square, Nashville, TN 37215
(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 my hand this 26th day of March, 19 99

Pat M. Snyder

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

BOOK 11404 PG. 256

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 Pat M. Snyder

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 99.

Commission expires 9/28/2002

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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

0566763

IDENTIFICATION REFERENCE

99 MAR 29 PM 1:19

Page 2 of 2

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

0566763

IDENTIFICATION REFERENCE

99 MAR 29 PM 1:49

CPMT

182000.00
CON TX 673.40
PRFEE 1.00
MBEED 8.00
CFEE 2.00
TOTAL 684.40
CHECK 684.40

03/29/99 01 13:48 0001 4603

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1443668