FILE BOX "7"
Saturn & Mazer (SP38479)

Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $177,050.00

Affiant

Subscribed and sworn to before me, this 22nd day of December 1999.

Notary Public
My commission expires: 04/20/03

GAIL C. VICTORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200001040000809 Page: 1 OF 2
REC'D FOR REC 01/04/2000 10:21:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $655.09

Address of New Owner:	Send Tax Bills to:	Tax Information
John R. Snipes	Allied Mortgage	Expires MAR 27 1999
1729 Champions Drive	176 Thompson Lane	172-8-B/76
Nashville TN 37211	Nashville, TN 31211	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Yorktown Funding, Inc. a Pennsylvania corp. hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John R. Snipes and wife Kendral Snipes hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 76 on the Plan of Bridle Downs, Phase II of record in Plat Book 7900, page 241, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Yorktown Funding, Inc. by deed from Robert Frost and Anne Frost of record in Book 10892 page 343 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2000 taxes a lien which are not yet due and payable. 2) Restrictions of record in Book 7448, page 772 and amended in Book 8814, page 631 and Book 9818, page 68 and Book 9873, page 497 3) By-Laws for Bridle Downs Association of record in Book 8814, page 639 4) Easements of record in Book 7797, page 477; Book 7977, page 485 and Book 7266, apge 813 5) All matters appearing on Plan of Bridle Downs of record in Plat Book 6900 page 545 and amended in Book 7900, page 241, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1729 Champions Drive, Nashville, Tennessee 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

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 22 day of December, 1999.

Yorktown Funding, Inc.

By: _____
Jerry Kensinger
President

STATE OF Pennsylvania
COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, GERALD KENSINGER, with whom I am personally acquainted, and who acknowledged himself to be the PRESIDENT of YORKTOWN FUNDING a PA. CORP, the within named bargainor, and as such PRESIDENT being authorized so to do, executed this instrument for the purposes therein contained and on behalf of YORKTOWN FUNDING.

Witness my hand, at office, this 22ND day of December, 1999.

_____
Notary Public

My Commission expires:

