Prepared by:
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Davidson County DEEDWARR
Recvd: 01/31/01 07:54 4pgs
Fees:19.00 Taxes:1110.00
20010131-0009237

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Turner Talley 8217 Falmouth Court Brentwood, TN 37027	Turner Talley 8217 Falmouth Court Brentwood, TN 37027	Map: 091-08 Parcels: 159, 160, 167, 325, 326, 327, 328, 329, 330

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER $300,000.

Turner Talley
Affiant

Sworn and subscribed to before me this 30 day of January, 2001.

My Commission Expires: 11/27/04

Notary Public

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand Dollars ($300,000), the receipt and sufficiency of which is hereby acknowledged, Robert B. Sneed, Jr., a Tennessee resident ("Grantor"), has this date bargained and sold, and does hereby sell, transfer, and convey unto Turner Talley ("Grantee"), Grantee's heirs and assigns, all Grantor's right, title, and interest in the tract of land described on the attached Exhibit A.

THIS PROPERTY IS IMPROVED PROPERTY LOCATED at: 4504 and 4510 Kentucky Avenue, Nashville, Tennessee 37209.

171089

The description contained in this Deed is not the same description as in the previous deed of record, but is a description included on that certain survey of Land Survey Services dated January 5, 2001 (LSS File 289-92).

TO HAVE AND TO HOLD the above described real estate together with all improvements situated thereon and appurtenances thereunto belonging unto the said Grantee and Grantee's heirs and assigns, in fee simple forever.

Grantor COVENANTS with the said Grantee that: (i) he is lawfully seized and possessed of the above described real estate; and (ii) he has good and lawful right to sell and convey the same and that the same is unencumbered, except for real property taxes for the 2000 year. Grantor binds himself and his successors, assigns, and representatives to forever warrant and defend the title to the property conveyed hereunder against the lawful claims of all persons whomsoever.

WITNESS my hand this 25 day of January, 2001.

GRANTOR:

Robert R. Sneed, Jr.

STATE OF FLORIDA)

COUNTY OF Monroe)

Before me, Robert B. Sneed, of the State and County mentioned, personally appeared Robert B. Sneed, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Key West, Florida, this 23rd day of January, 2001.

Patsy O'Neal Morrow
Notary Public

My Commission Expires:
7.9.01

PATSY ONEAL MORROW
My Comm Exp. 7/09/2001
Bonded By Service Ins
No. CC662398
[X] Personally Known [ ] Other I.D.

The undersigned, Glenda B. Sneed, is the true and lawful wife of Grantor and executes this Deed for the sole purposes of conveying any marital interest she may have in the property.

Glenda B. Sneed

STATE OF FLORIDA)

COUNTY OF Monroe)

Before me, Glenda B. Sneed, of the State and County mentioned, personally appeared Glenda B. Sneed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Key West, Florida, this 23rd day of January, 2001.

Patsy O'Neal Morrow
Notary Public

My Commission Expires:
7.9.01

PATSY ONEAL MORROW
My Comm Exp. 7/09/2001
Bonded By Service Ins
No. CC662398
[X] Personally Known [ ] Other I.D.

171089

Being a tract of land in Nashville, Davidson County, Tennessee and being parcels 159, 160, 167, 325, 326, 327, 328, 329 and 330 on Davidson County, Tennessee Property Map 091-08 and being bounded on the north by Tennessee Avenue, on the south by Kentucky Avenue, on the east by Tennessee Village Apartments, LTD Partnership of record in deed book 8758, page 427, more particularly described as follows:

Beginning at a point on the north margin of Kentucky Avenue, S 86 deg. 51' 25" W, 362.11 feet from the intersection of the west margin of 44th Avenue, North with the north margin of Kentucky Avenue;

Thence, with the north martin of Kentucky Avenue, S 86 deg. 51' 25" W, 200.00 feet to an iron pin, southeast corner to the Tom F Cone et ux Property of record in deed book 6190, page 162;

Thence, with line common with the Tom F Cone et ux Property, N 03 deg. 08' 35" W, 148.47 feet to an iron pin;

Thence, with line common with the Tom F. Cone et ux Property and Tom F and Charlotte H. Cone Property of record in deed book 11417, page 129, S 86 deg. 51' 25" W, 250.00 feet to a point, southeast corner to the Johnny L. Jackson Property of record in deed book 8326, page 265;

Thence, with Jackson's east line, N 03 deg. 08'35" W, 148.47 feet to an iron pin on the south margin of Tennessee Avenue;

Thence, with the south margin of Tennessee Avenue, N 86 deg. 51'25" E, 450.00 feet to a point, corner of a concrete wall and northwest corner to the Tennessee Village Apartments;

Thence, with face of concrete wall and west line of the Tennessee Village Apartments Property, S 03 deg. 08' 35" E, 296.94 feet to the point of beginning.

BEING the same property conveyed to Robert B. Sneed, Jr., by Deed of Record in Book 11417, page 134, and Book 8320, page 424, Register's Office for Davidson County, Tennessee.

EXHIBIT A