WARRANTY DEED

TRACY L. LOVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires May 26, 2002

Preparer's File #-01D223

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,700.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2001.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Roderick B. Sneed	Bank of America	150-14-88
3312 Hamilton Church Road	2059 Northlake Parkway	
Antioch, TN 37013	Tucker, GA 30084	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, GERALD J. KRAHN UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RODERICK B. SNEED,*hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot 8, Section Two on the Plan of the Addition to Jamestown Estates, of record in Plat Book 8250, page 371, Register's Office, Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gerald J. Krahn, unmarried, by Deed from Southeast Building Group, of record in Book 9961, page 534, at the Register's Office in Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

*Unmarried Person
( ) unimproved
This is (X) improved property known as **3312 Hamilton Church Road, Antioch, Tennessee 37013**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **20th** day of **April**, **2001**:

Gerald J. Krahn

Davidson County DEEDWARR
Recvd: 05/10/01 14:45 1pgs
Fees:11.00 Taxes:388.89
20010510-0048771

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Lori C. Warren, a Notary Public in and for said County and State, the within named GERALD J. KRAHN UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 20th day of April, 2001.

LORI C. WARREN NOTARY PUBLIC WILLIAMSON COUNTY, TN EX. 1/30/02

Notary Public

My Commission Expires: _____