THIS INSTRUMENT PREPARED BY: MUDTER & PATTERSON ATTORNEYS-AT-LAW 2000 Richard Jones Rd., Ste. 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18124	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $270,000.00 Affiant Subscribed and sworn to before me, this 2nd day of July, 2001. Notary Public My Commission Expires: 7/21/2002

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
LARRY SNEDEKER	NEW OWNER	104-13
3626 Valley Vista Road		193
Nashville, Tennessee 37205		7DA2325

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, OLIVIA TITUS AND CAMERON VOSS, BOTH UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LARRY SNEDEKER, MARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3626 Valley Vista Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of July, 2001.

Davidson County DEEDWARR
Recvd: 07/09/01 11:44 2pgs
Fees:13.00 Taxes:999.00
20010709-0072808

OLIVIA TITUS

CAMERON VOSS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OLIVIA TITUS AND CAMERON VOSS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2001.

My Commission Expires

NOTARY PUBLIC

Notary Public

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, in the 7th Civil District of said County, and being Lot 7 and the westerly 40 feet front and 42 feet rear of Lot No. 8 of Block "A" on the Plan of Bellwood, as of record in Book 547, pages 149 and 150, Register's Office for said County.

SAID Lot No. 7 and part of Lot No. 8 front together 100 feet on the northerly side of Valley Vista Road and runs back 180.19 feet, more or less, on the easterly line and 185.46 feet on the westerly line, to a dead line measuring 102 feet thereon.

Being the same property conveyed to Olivia Titus and Cameron Voss, both unmarried by deed from William Rhett Harris and spouse, Estelle W. Harris of record in Book 11507, page 492, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 547, pages 149 and 150, said Register's Office.