WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/01 10:35 2pgs
Fees:13.00 Taxes:1924.00

20010827-0092065

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 2001

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp: JUN. 30, 2005

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tipton L. Sneed (NAME)	SAME (NAME)	MAP 145-04
1024 Tyne Boulevard (ADDRESS)	(ADDRESS)	PARCEL 15
Nashville, Tennessee 37220 (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, Erlinda A. Martinez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tipton L. Sneed and wife, Jennifer Paige Sneed

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 Lot No. 8 on the Map of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record, described according to a survey made by William A. Pitts, February 1, 1947, as follows:

Beginning on the northerly margin of Tyne Boulevard at the corner of Lots No. 8 and 9, said beginning point is also 301 feet east of the southeast corner of Lealand Manor, Fourth Addition; thence with the line between Lots No. 8 and 9, north 486.5 feet to the southerly line of Gateway Acres, Second Addition; thence with the southerly line of same eastwardly 300 feet to the corner of Lots No. 7 and 8; thence with the line between said lots, southwardly 463 feet to the northerly margin of Tyne Boulevard; thence with the northerly margin of same, westwardly 300 feet to the beginning.

Being the same property conveyed to Dr. Rogelio R. Martinez and wife, Erlinda A. Martinez by deed from Dr. William M. Hamilton and wife, Ruth Sharpe Hamilton of record in Book 5065, page 713, said Register's Office. Rogelio R. Martinez conveyed his interest to Erlinda A. Martinez by Quitclaim Deed of record in Book 9462, page 684, said Register's Office.

This conveyance is subject to (a) 2001 real property taxes which have been

CONTINUED

unimproved ( )
This is improved (X) property, known as 1024 Tyne Boulevard, Nashville, Tennessee 37220
(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 24th day of August, 2001

Erlinda A. Martinez

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 Erlinda A. Martinez

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein ~~contained~~. Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 2001.

Commission expires _____

Notary Public

ROBERT P. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. July 30, 2005

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 _____.

LEGAL DESCRIPTION CONTINUATION

prorated and assumed by the grantee(s); (b) easement of record in Book 6288, page 630, said Register's Office; and (c) restrictive covenants of record in Book 1756, page 62, Book 1081, page 643 and Book 1813, page 308, said Register's Office.