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JM

#2242262.1
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 11/20/01 13:19 2pgs
Fees:13.00 Taxes:1107.78
20011120-0127374

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Margaret S. Alexander 1151 Crater Hill Drive Nashville, TN 37215	Same	Map 144-06 Parcel 29

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CATHERINE C. SNELL ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto MARGARET S. ALEXANDER ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 3 on the Map of the Revision of Lot Nos. 1, 2 and 3 of Section I, Chickering Park, as of record in Book 2854, page 22, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Crater Hill Road, at the corner of Lots Nos. 2 and 3; thence with the line between said lots, southwesterly 274.8 feet to a point; thence North 65° 12' West 324.5 feet to the easterly margin of Chickering Park Drive; thence with the margin of the same, northeasterly 247.9 feet to the beginning of a curve; thence around said curve, northeasterly 39.27 feet to the southerly margin of Crater Hill Road; thence with the margin of the same, southeasterly 277 feet to the point of beginning.

Being the same property conveyed to James D. Snell, Jr. and wife, Catherine C. Snell by Deed of record in Book 3223, page 275, Register's Office for Davidson County, Tennessee. Being further granted to Catherine C. Snell by dated July 5, 1994 from James Daniel Snell, Jr. of record Book 9400, page 522, said Register's Office.

The source of this description is the prior Deed.

This is improved property known as 1151 Crater Hill Drive, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 2001 Taxes, a lien, which are now due and payable.

2. Restrictive Covenants of record, if any.

3. All existing easements.

4. All matters or other facts that an accurate survey would show.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and

forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS my hand this 13 day of November, 2001.

CATHERINE C. SNELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, CATHERINE C. SNELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of November, 2001.

Notary Public

My Commission Expires: May 30, 2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $299,400.00..

Affiant

Sworn to and subscribed before me this 13 day of November, 2001.

Notary Public

My Commission Expires: May 30, 2004