THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 11540Q

MAP/GROUP/PARCEL:
042-14-0/094.00

NEW OWNER'S NAME AND ADDRESS:
MICHAEL S. SNYDER AND
RICHARD J. SNYDER
112 SOUTH GRAYCROFT AVENUE
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 12/12/01 10:49 3pgs
Fees:18.00 Taxes:439.93
20011212-0137085

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **James E. Kirby and Jewell Marie Kirby, Husband and Wife**, hereinafter called Grantors, do hereby transfer and convey unto **Michael S. Snyder, an unmarried man, and Richard J. Snyder, an unmarried man, as tenants in common with right of survivorship**, their heirs and assigns, hereinafter called Grantees, property described as follows:

See attached legal description.

The subject property is improved property commonly known as 112 South Graycroft Avenue, Madison, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 7658, Page 639, and originally in Book 4844, Page 80, Register's Office for Davidson County, Tennessee.

James E. Kirby, husband of Jewell Marie Kirby, joins in this conveyance for the purpose of conveying his marital interest in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JAMES E. KIRBY

JEWELL MARIE KIRBY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JAMES E. KIRBY and JEWELL MARIE KIRBY, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at ~~offices in~~ Hendersonville, TN, on this the 28th day of November, 2001.

NOTARY PUBLIC

My Commission Expires:
10/15/03

CHRIS FORSYTHE
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires 10-15-03

STATE OF TENNESSEE
COUNTY OF SUMNER

$118,900.00 CT

The actual consideration or value whichever is greater for this transfer is ~~$115,900.00~~.

AFFIANT

Sworn to and subscribed before me, this the 28th day of November ,2001.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires 10-15-03

EXHIBIT A

LAND in Davidson County, Tennessee.

BEING Lot No. 8 on the Plan of Head's Addition, Section 2 - not of record, Davidson County, Tennessee, more described as follows:

BEGINNING at a point in the westerly margin of Graycroft Road, being the southeasterly corner of said lot; thence N 2 deg 45' E 115 feet to a point; thence N 87 deg 15' W 371.6 feet to a point; thence S 2 deg 24' W 115 feet to a point; thence S 87 deg 15' 371.6 feet to the point of beginning.

Included in above description, but expressly excluded from:

BEGINNING at a pint on the northeast corner of Parcel 94 of Map 42-14 and lying on the westerly right-of-way line of Graycroft Avenue; thence S 06 deg 45' 45" W along existing right-of-way for a distance of 115.00 feet to a point; thence N 83 deg 14' 13" W for a distance of 1.15 feet to a point; thence N 06 deg 47' 53" E along proposed right-of-way line for a distance of 115.00 feet to a point; thence S 83 deg 14' 13" E for a distance of 1.08 feet to the point of beginning and containing therein an area of 128.11 square feet, more or less.

TEMPORARY EASEMENT FOR SLOPE PURPOSES: Being an 8 foot wide strip of land lying adjacent to, parallel, and on the west side of the proposed right-of-way line of South Graycroft Avenue for a distance of 115 feet and containing therein an area of 920 square feet, more or less. Said temporary easement to be abandoned upon completion of construction.