Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $73,500.00

Carol R Lewis
Affiant

Subscribed and sworn to before me, this 10th day of December, 2001.

Notary Public
My commission expires: 9 25 04

01-0112-24079

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy D. Mendoza	IRWIN MTG. CORP.	148-15-240
108 Eastview Court	P.O. BOX 23550	
Nashville TN 37211	JACKSONVILLE FL 32241-3550	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kelly Snow, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Timothy D. Mendoza and wife, Lindsey M. Mendoza**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 46 on the Plan of Section 6, Apache Hills of record in Book 5200, page 173, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven R. Snow and wife, Kelly Snow by deed from Linda F. Broach of record in Book 6376, page 595, Register's Office for Davidson County, Tennessee. Steven R. Snow and Kelly Snow have since been divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 91D-2807. Steven R. Snow conveyed his interest in subject property to Kelly Snow by Quitclaim Deed of record in Book 8524, page 102, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 108 Eastview Court, Nashville, TN 37211

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of December, 2001.

Kelly Snow
Kelly Snow

Davidson County DEEDWARR
Recvd: 12/26/01 19:03 2pgs
Fees:13.00 Taxes:271.95
20011226-0142261

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kelly Snow** with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 10th day of December, 2001.

Carol R Rivers

Notary Public

My Commission expires: 11/30/04

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO.
MY COMMISSION EXPIRES:
NOVEMBER 30, 2004