This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Keith W. Snyder
5041 Sunset Way
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Horizon Home Loan Corporation
d/b/a First Tennessee Home Loans
P.O. Box 146
Memphis, Tennessee 38101

MAP **086-04-0-B**

PARCEL **17.00CO**

Davidson County DEEDWARR
Recvd: 05/20/02 10:10 3pgs
Fees:18.00 Taxes:629.00
20020520-0061154

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip Andrew Wright, Jr. and wife, Jill C. Wright** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Keith W. Snyder and wife, Sandra K. Snyder**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 114, on the plan of Section One, Sunset Oaks, of record in Plat Book 7900, page 600, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Phillip Andrew Wright, Jr. and wife, Jill C. Wright by deed from Frank Batson Homes, Inc. dated August 25, 1995, of record in Book 9776, page 652, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 5041 Sunset Way, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2002, a lien not yet due and payable. Map 086-04-0-B, Parcel 17.00CO. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2002 andvalorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 9082, page 567, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants. .

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 7900, page 600, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat. and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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.

WITNESS our hand this the 17th day of May, 2002.

Phillip Andrew Wright, Jr.

Jill C. Wright

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Phillip Andrew Wright, Jr. and wife, Jill C. Wright**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of May, 2002.

Patricia M. Gwin
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
PATRICIA M. GWIN
WILSON COUNTY, TENNESSEE
My Commission Expires Dec. 15, 2004

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of May, 2002.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/2004

NOTARY PUBLIC AT LARGE
PATRICIA M. GWIN
WILSON COUNTY, TENNESSEE
My Commission Expires Dec. 15, 2004