WARRANTY DEED

HUGH B. SHOULDERS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires June 28, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 2002

Hugh B Shoulders, Jr
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Snell (NAME)	Irwin Mortgage Corp (NAME)	119-4 PARCEL 158
436 Foothill Dr. (ADDRESS)	9625 Counselor's Row (ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Indianapolis, IN 46240 (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, Mildred Snell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William B. Snell, unmarried

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:

Property located at: 436 Foothill Drive, Davidson County, Nashville, TN 37217
AND:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Hill-N-Dale, Section 2 as of record in Book 4175, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 73, being a corner lot, fronts 100.48 feet on the southeasterly side of Foothill Drive and 159.99 feet on the southwesterly side of Deervale Drive and 40.56 feet along the curving corner at said intersection and runs back between converging lines 110.61 feet on the southeasterly line and 185 feet on the southwesterly side line to a point at the rear.

Being the same property conveyed to William B. Snell, Jr. and wife, Mildred Snell on 10-25-79, by deed from Vayl Oxford and wife, Jane E. Oxford, filed for record on 10-31-79, in Book 5522, page 809, Register's Office for Davidson County, Tennessee. **The said William B. Snell, Jr. having since die on 09-14-94, thereby vesting title in Mildred Snell as the surviving tenant by entirety.**
This conveyance is subject to: (1) Restrictive covenants found of record in Book 4206, page 106, said Register's Office.
(2) Easement of record in Book 4175, page 5 and in Instrument No. 200008300085544, said Register's Office. (3) zoning regulations; (4) taxes that have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 05/24/02 09:04 2pgs
Fees:13.00 Taxes:425.50

20020524-0063303

This is improved (X) unimproved ( ) property, known as 436 Foothill Dr., Nashville, Tennessee 37217
(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 17th day of May, 2002

Mildred Snell
Mildred Snell

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 Mildred Snell

the 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 and official seal at Goodlettsville, Tennessee, this 17th day of May, 2002.

Commission expires _____

Hugh B. Shoulders Jr.
Notary Public

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, executed 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 _____.

HUGH B. SHOULDERS, JR.
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires JUN. 28, 2005

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public