THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19117**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $219,000.00. Affiant Subscribed and sworn to before me, this 28th day of JUNE, 2002. Notary Public My Commission Expires: MAY 28, 2003

WARRANTY DEED

Address New Owner: Mr. Andrew B. Snyder 401 Bowling Avenue, #81 Nashville, TN 37205	**Send Tax Bills To:** ABN AMRO MORTGAGE GROUP P.O. Box 5064 Troy, MI 48084	**Tax Information:** MAP 104-13-B PAR 73.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARY ANN S. MADDIN, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ANDREW B. SNYDER, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 401 Bowling Avenue, #81, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of JUNE, 2002.

MARY ANN S. MADDIN

Davidson County DEEDWARR
Recvd: 06/28/02 15:23 2pgs
Fees:13.00 Taxes:810.30
20020628-0078468

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARY ANN S. MADDIN, 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 28th day of JUNE, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows, to wit:

Building Site No. 73 on the Plan of Richmeade Place, Section V, as shown on a Plat of record in Book 5210, page 141, Register's Office for Davidson County, Tennessee, reference to which Plat is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

Being the same property conveyed to Mary Ann S. Maddin by deed from John K. Maddin, Jr. of record in Book 6000, page 970, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Declaration of Covenants, Conditions and Restrictions as recorded in Book 4941, page 637, Book 5036, page 338, Book 5019, page 946, Book 5039, page 256, Book 5094, page 473 , Book 5238, page 385, and Book 5408, page 210, said Register's Office.