WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 152,900.00
Laurie C Snyder
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF May 2002
Notary Public
MY COMMISSION EXPIRES: 11/2/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurie C. Snyder (NAME)	Mortgage Lenders of America,LLC (NAME)	MAP 172-12-B
6057 Bradford Hills Drive (ADDRESS)	8400 West 110th Street,Suite 130 (ADDRESS)	PARCEL 048
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Overland Park, KS 66210 (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, Walter R. Timmons and wife, Kathy R. Garner Timmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laurie C. Snyder, a single person

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:

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Bradford Hills, Section 5, as of record in Book 7900, pages 287 and 288, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Walter R. Timmons and wife, Kathy R. Garner by Warranty Deed from Teresa M. Dowling of record in Book 9344, page 169, Register's Office for Davidson County, TN.

Kathy R. Garner and Kathy R. Garner Timmons is one and the same person.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 08/21/02 14:48 2pgs
Fees:13.00 Taxes:565.73
20020821-0101386

unimproved ( )
This is improved (X) property, known as 6057 Bradford Hills Drive, Nashville, TN 37211
(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 our hand s this 29th day of May 2002

Walter R. Timmons

Kathy R. Garner Timmons

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 Walter R. Timmons and wife, Kathy R. Garner Timmons

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of May, 2002.

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Commission Expires 5-03

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, execute 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 _____.

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

My commission expires _____

_____
Notary Public