Box 17

Davidson County DEEDWARR
Recvd: 10/30/02 10:07 2pgs
Fees:13.00 Taxes:417.73

20021030-0132818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$112,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 10-25-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILICIA L. MITCHELL	Transland Financial Services	**148-01-0 093.00**
(NAME) **3728 HILLBROOK DRIVE**	(NAME) 2701 Maitland Center Pkwy Suite 300	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS) Maitland, FL 32751-7294	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE MATTHEW A. SNYDER AND WIFE, LEE PROFFITT SNYDER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILICIA L. MITCHELL, AN UNMARRIED PERSON,** HEREIN AFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Nashville, Davidson County, Tennessee, being Lot No. 8 on the Plan of Hillbrook, Section II, as of record in Plat Book 3300, page 12, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew A. Snyder and wife, Lee Proffitt Snyder from William T. Luckett and wife, Sherry A. Luckett by deed of record in Book 8992, page 813, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 3277, page 482 and in Book 3286, page 375, and any and all other easements, conditions and restrictions of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3728 HILLBROOK 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 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 hands this 28 DAY OF **OCTOBER, 2002**.

MATTHEW A. SNYDER

LEE PROFFITT SNYDER

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 **MATTHEW A. SNYDER AND LEE PROFFITT SNYDER**, the bargainor(s), 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 NASHVILLE , Tennessee this 28th DAY OF **OCTOBER, 2002**.

Commission expires: 10-25-2003

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public