Davidson County DEEDWARR
Recvd: 11/18/02 11:50 2pgs
Fees:13.00 Taxes:3015.50
20021118-0142646

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19633**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $815,000.00. Affiant Subscribed and sworn to before me, this 15th day of NOVEMBER, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr. and Mrs. Keith Wolken 4365 Chickering Lane Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 144-9 PAR 8 FB FH 3705

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, PATRICIA L. SNEED, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KEITH WOLKEN AND WIFE, NATALIE WOLKEN ("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 4365 Chickering Lane, Nashville, Tennessee 37215.

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 15th day of NOVEMBER, 2002.

PATRICIA L. SNEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PATRICIA L. SNEED, 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 15th day of NOVEMBER, 2002.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Chickering Estates Section I, as of record in Plat Book 2663, pages 86 and 87, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William A. Sneed and wife, Patricia L. Sneed by deed from Sarah Robinson Sharp of record in Book 4327, page 87, said Register's Office. The said William A. Sneed having since died.

This conveyance is made subject to (1) Restrictions of record in Book 2810, page 5, amended in Book 3096, page 210; and (2) All matters appearing on the Plan of record in Plat Book 2663, pages 86 and 87, said Register's Office.