Return TO;
First Title & Escrow
File Box 9B
#20021

PREPARED BY (AS NOTED):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, TN 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: SK Title No: 44257

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/05/03 14:27 3pgs
Fees:18.00 Taxes:1008.25
20030305-0029281

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John M Snider Percie T Snider 4500 Wayland Drive Nashville, Tennessee 37215	Union Planters Bank P.O. Box 1785 Memphis, Tennessee 38101-1785

TAX MAP-PARCEL NUMBERS: 130-12-024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$272,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H. Michael Magevney IV and spouse, Laura M. Magevney**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John M Snider and spouse, Percie T Snider** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee being Lot No. 13 on the Plan of Hycrest Acres of record in Book 2133, page 5, Register's Office for said County.

Said Lot No. 13 fronts 214.6 feet on the easterly margin of Wayland Drive and extends back 205.5 feet on the northerly line and 192.4 feet on the southerly lie to a dead line in the rear, measuring 252.1 feet thereon.

BEING the same property conveyed to H. Michael Magevney, IV and spouse, Laura M. Magevney by deed from Margaret B. Moss, unmarried of record in Book 11477, page 381, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133 Page 5, said Register's Office, which Plan shows a 75 foot minimum building setback line from Wayland Drive and a 10 foot easement for public utility purposes along the northerly and rear lines of said lot and a 2.5 x 20 foot utility anchor easement located on the southwesterly front corner of said lot.

This instrument is executed on behalf of H. Michael Magevney IV and spouse, Laura M. Magevney by Dorothy N. Mann as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 4500 Wayland Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of February, 2003 .

H. Michael Magevney IV
by Dorothy N. Mann Atty in Fact

H. Michael Magevney IV by: Dorothy N. Mann, Atty-in-Fact

Laura M. Magevney
by Dorothy N. Mann atty in fact

Laura M. Magevney by: Dorothy N. Mann, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $272,500.00

Affiant

Sworn and subscribed before me this 26th day of February, 2003

Notary Public

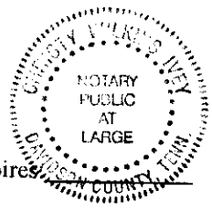
My Commission Expires:

GEORGE E. MUSE
NOTARY PUBLIC
DAVIDSON

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 , **Dorothy N. Mann** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of H. Michael Magevney, IV and spouse, Laura M. Magevney , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 2003



Notary Public

My Commission Expires:

My Commission
Expires 7/26/2003

EXHIBIT "A"

To
Warranty Deed

FROM: H. Michael Magevney IV and spouse, Laura M. Magevney

TO: John M Snider and spouse, Percie T Snider

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

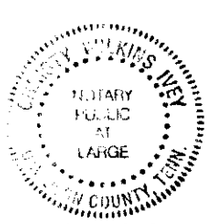
Dorothy N. Mann, Affiant
Dorothy N. Mann, Affiant

Sworn to and subscribed before me this

26th day of February, 2003

Notary Public

My Commission Expires:



My Commission
Expires 7/26/2003