BOX #14A

G#16088-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,053.00

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2003

Katherine Goodson
Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/07/03 15:05 2pgs
Fees:13.00 Taxes:699.50

20030507-0061200

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Southern Corporation (NAME)	Bank of America (NAME)	MAP 131-03-0F
7 Angel Trace (ADDRESS)	P. O. Box 9000 (ADDRESS)	PARCEL 001.00co
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Getzville, NY 14068-9000 (CITY) (STATE) (ZIP)	FB #16DA-40220

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, Robert B. Sneed, Jr., and wife, Glenda G. Sneed

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Southern Corporation, a Tennessee corporation

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, known as Unit No. 100 of the Oak Meadows Condominium Apartments, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Oak Meadows Homeowners' Association, of record in Book 6441, page 69, and amended in Book 7395, page 398 and re-recorded in Book 7444, page 448, Register's Office for Davidson County, Tennessee, including without limitation the By-laws appended thereto, of record in Book 6441, page 100, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Oak Meadows Condominium Apartments, for placement of Units, as shown on Exhibit "C" to the Master Deed of record in 6441, page 69, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Robert B. Sneed, Jr. by Quitclaim Deed from James R. Overby of record in Book 8320, page 424, Register's Office for Davidson County, Tennessee. - complete derivation bottom of page 2 hereof -

This conveyance is subject to any and all restrictions and easements of record.

And I, Glenda G. Sneed, wife of Robert B. Sneed, Jr. join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

This instrument is being executed in behalf of Robert B. Sneed, Jr., and wife, Glenda G. Sneed, pursuant to a Power of Attorney executed by them on the 28th day of April, 2003, of record in Instrument No. 20030507-0061199, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 100 Oak Meadow Lane, Nashville, TN 37215
(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 my/our hand s this 29th day of April 2003

Robert B. Sneed, Jr. by Annette Page atty In Fact
Robert B. Sneed, Jr.

Glenda G Sneed by Annette Page atty In Fact
Glenda G. Sneed

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 Robert B. Sneed, Jr.

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

Commission expires April 23, 2005

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

State of Tennessee
County of Davidson

Before me, a Notary Public of said State and County aforesaid personally appeared Annette Page , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ** as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said **.

Witness my hand and seal at office this 29th day of April, 2003

My Commission Expires: April 23, 2005

Notary Public Larry N. Westbrook

** Robert B. Sneed Jr and wife Glenda G. Sneed

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

LEGAL DESCRIPTION CONTINUATION

BEING part of the same property conveyed to R. B. Investments, a Tennessee general partnership composed of Robert Bush Sneed, Jr., and James R. Overby, by Warranty Deed from Laurel M. Watjen, unmarried, of record in Book 6441, Page 66, Register's Office for Davidson County, Tennessee; further being the same property conveyed to R. Bush Sneed, Jr., and James R. Overby, by Quitclaim Deed from R. B. Investments, of record in Book 6957, Page 58, said Register's Office; further being part of the same property conveyed to Robert B. Sneed, Jr., by Quitclaim Deed from RB Investments, a Tennessee general partnership composed of James R. Overby and Robert B. Sneed, Jr., of record in Book 8320, Page 424, said Register's Office; and, further being the same property conveyed to Robert B. Sneed, Jr., by Quitclaim Deed from James R. Overby, of record in Instrument No 20030507-0061198, said Register's Office.