Davidson County DEEDWARR
Recvd: 09/03/03 12:38 2pgs
Fees:13.00 Taxes:313.02

20030903-0127605

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Philip S. Segraves	Union Planters Mortg	Map 073-13-0
367 Strasser Drive	215 Forrest Street	Parcel 73
Nashville, TN 37211	Hattiesburg, MS 39401	11623 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Teri L. Snoke, as to ½ undivided interest and Thomas A. Nicholson, Jr., as to ½ undivided interest, both being unmarried** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto, **Philip S. Segraves, a married person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled Dugger Heights No. Two, of record in Plat Book 1424, page(s) 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Teri Snoke, as to an ½ undivided interest and Thomas A. Nicholson, Jr., as to an ½ undivided interest by deed of record in Instrument Nos. 200303250039451 and 200303250039450, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 1424, page 135, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2505 Sheridan Street, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $84,600.00.

Philip S. Segraves
Affiant

Subscribed and sworn to before me this 26th day of August, 2003.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

My Commission Expires: 3/1/07

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of August, 2003.

Teri L. Snoke

Thomas A. Nicholson, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Teri L. Snoke and Thomas A. Nicholson, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 26th day of August, 2003.

Notary Public

My Commission Expires: 3-31-07