This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Robert Sneed, Sr.
4220 Hallmark Rd.
Nashville, Tennessee 37218

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Mortgage Company of America
2416 21st Avenue South, Suite 202
Nashville, TN 37212

MAP	58-11
GROUP	A
PARCEL	37

Davidson County DEEDWARR
Recvd: 09/12/03 10:30 2pgs
Fees:13.00 Taxes:853.41

20030912-0134216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jack Wayne Wiesner d/b/a Wiesner Custom Homes** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Robert Sneed, Sr. and wife, Frances Sneed**, 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:

> Land in Davidson County, Tennessee, being Lot No. 37 of Section Two, Drake's Run Subdivision, of record in Plat Book 11700, page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Jack Wayne Wiesner by deed from SSH LLC, a Tennessee limited liability company of record in Instrument no. 20030403-0044346, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 4220 Hallmark Rd., Nashville, Tennessee 37218.

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", its successors and assigns, forever, and, GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized 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; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hand this the 8th day of September, 2003.

Jack Wayne Wiesner, d/b/a Wiesner Custom Homes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jack Wayne Wiesner**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of September, 2003.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/06

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $230,650.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of September, 2003.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/06