RECORD AND RETURN TO:
GOBER TITLE & ESCROW
2740 OLD ELM HILL PIKE, SUITE 102
NASHVILLE, TN 37214

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/16/04 14:53 1pgs
Fees:13.00 Taxes:239.58
20040116-0007120

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,750.00.

James L. Hammontree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of December, 2003

Tina Nichols
Notary Public

MY COMMISSION EXPIRES: _____

TINA NICHOLS NOTARY PUBLIC AT LARGE 06-28-04 RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 2740 OLD ELM HILL PIKE, SUITE 102, NASHVILLE, TN 37214

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Hammontree **827 Rachels View** **Hermitage,TN 37076**	**SAME**	**75-11-0-234.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Barry Sneed and Mark E. Marshall

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James L. Hammontree, unmarried

HEREINAFTER CALLED THE GRANTEES, ***His*** 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. 55B, Rachel's Square, Section 2, of record in Plat Book 5200, Pages 623, 624, and 625, amending Plat Book 6250, Page 541, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William Barry Sneed and Mark E. Marshall by Warranty Deed from Claire A. Adams, unmarried, dated March 7, 2003 and filed for record on March 13, 2003, recorded in Instrument No. 20030313-0034076, in the Register's Office for Davidson County, Tennessee.

This was Investment property only and was not used as marital property..

Unimproved ( )
This is improved (X) property known as **827 Rachels View, Hermitage, TN 37076**

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(S), his*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 our hands this 26th day of December, 2003

William Barry Sneed by Mark E. Marshall A/F
William Barry Sneed by Mark E. Marshall
as Attorney in Fact

Mark E. Marshall
Mark E. Marshall

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

On this the 26th day of December, 2003, before me personally appeared Mark E. Marshall to me known to be the person who executed the foregoing instrument on behalf of William Barry Sneed as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said William Barry Sneed AND on this day, before me personally appeared Mark E. Marshall to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as his free act and Deed.

Witness my hand and official seal this the 26th day of December, 2003.

My commission expires: _____

Tina Nichols
Notary Public

TINA NICHOLS NOTARY PUBLIC AT LARGE 06-28-04 RUTHERFORD COUNTY, TENNESSEE