Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $189,207.00

Affiant

Subscribed and sworn to before me, this 13 day of February 2004.

Notary Public
My commission expires: 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Davidson County DEEDWARR
Recvd: 02/24/04 09:22 2pgs
Fees:13.00 Taxes:700.04
20040224-0020590

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael A. Bomboy	Union Planters Bank, N.A.	103-6-0-149
5554 Knob Road	7130 Goodlett Farms Parkway	
Nashville, TN 37209	Cordova, TN 38106	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged William R. Snodgrass, Jr. and wife Sara M. Snodgrass hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Michael A. Bomboy and wife Leeann C. Bomboy hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 45 on the Plan of Brookside Court Subdivision of record in Book 1424 page 145 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William R. Snodgrass and wife Sara M. Snodgrass by deed from Bettye L. Walther of record in Book 10219 page 394 Register's Office for Davidson County, Tennessee on September 27, 1996

This conveyance is made subject to the following: 1) 2004 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Brookside Court Subdivision of record in Book 1424 Page 145, Register's Office for Davidson County, Tennessee

This property is improved property known as 5554 Knob Road, Nashville, Tennessee 37209

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 13th day of February, 2004.

William R. Snodgrass, Jr.

Sara M. Snodgrass

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William R. Snodgrass, Jr. and Sara M. Snodgrass, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of February, 2004.

Notary Public

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

My Commission expires: 4/21/07

FILE NO: 04282