THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22401-02-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $542,000.00. Affiant Subscribed and sworn to before me this 17th day of March, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Michael Shahan Christine M. Shahan 3501 Richland Avenue Nashville, TN 37205	**Send Tax Bills To:** America's Wholesale Lender P.O. Box 10212 MSN-SV22 Van Nuys, CA 91410-0213	**Tax Information:** Map No.104.05 Parcel No. 403.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Heather D. Snyder and husband, David R. Snyder**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Shahan and wife, Christine M. Shahan** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3501 Richland Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of March, 2004.

Heather D. Snyder

David R. Snyder

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Heather D. Snyder and David R. Snyder**, 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, at office, this 17th day of March, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 03/24/04 15:44 2pgs
Fees:13.00 Taxes:2005.40

20040324-0033574

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly part of Lot No. 68 of Block 3, on the Plan of Richland Realty Company's First Subdivision "A" as of record in Book 161, page 151, Register's Office for said County, which said plan shows the same subdivided into blocks, but does not show the blocks subdivided into small lots.

According to a printed copy of an unregistered plan subdividing said block into lots, said part of Lot No. 68 is described as follows:

Beginning at the southwest corner of Richland Avenue and Park Circle; thence, with the southerly margin of Richland Avenue, westerly 81.5 feet to the northeast corner of the property conveyed to H.B. Alexander and wife, by Deed from W.E. Bowen and wife, of record in Book 882, page 80, said Register's Office; thence, with Alexander's easterly line, southwardly 191 feet to the northerly margin of a 12 foot alley dedicated to the public by deed of record in Book 465, page 570, said Register's Office; thence, with the northerly margin of said alley, eastwardly 30 feet to the westerly margin of Park Circle; thence, with the westerly margin of Park Circle northwardly 192 feet to the beginning.

Being the same property conveyed to Heather D. Snyder and husband, David R. Snyder and Ben R. Rechter by deed dated October 22, 2001 from Edward H. Lannom, III and wife, Pamela B. Lannom of record in Instrument No. 20011025-0116869, Register's Office for Davidson County, Tennessee. Ben R. Rechter having conveyed his interest in the property to Heather R. Snyder and husband, David R. Snyder by quitclaim deed recorded as Instrument No. 20011227-0142663, Register's Office for Davidson County, Tennessee. Heather R. Snyder and Heather D. Snyder are one and the same person.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Metro Codes Letter of record in Book 5021, page 140, Register's Office for Davidson County, Tennessee;
3) All matters appearing on the Plan of record in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee.