#04-00333

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $2,250,000.00.

Affiant

Subscribed and sworn before me this the 2nd of July, 2004.

Notary Public
My commission expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Gilbert	The Bank of Nashville	Map-Par.
1024 Tyne Blvd	401 Church Street	145-4-15
Nashville, TN 37204	Nashville, TN 37219	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tipton L. Sneed and wife, Jennifer Paige Sneed, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Gilbert and Connie Gilbert, husband and wife as tenants by the entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record, described according to a survey made by William A. Pitts, February 1, 1947, as follows:

Beginning on the northerly margin of Tyne Boulevard, at the corner of Lot Nos. 8 and 9, said beginning point is also 301 feet east of the southeast corner of Lealand Manor, Fourth Addition; thence with the line between Lot Nos. 8 and 9, north 486.5 feet to the southerly line of Gateway Acres, Second Addition; thence with the southerly line of same, eastwardly 300 feet to the corner of Lot Nos. 7 and 8; thence with the line between said Lots, southwardly 463 feet to the northerly margin of Tyne Boulevard; thence with the northerly margin of same, westwardly 300 feet to the beginning.

Being the same property conveyed to TIPTON L. SNEED AND WIFE, JENNIFER PAIGE SNEED, by deed of record as Instrument No. 20010827-0092065, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 1024 Tyne Blvd, Nashville, TN 37204.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 2nd of July, 2004.

Tipton L. Sneed by Jennifer Paige Sneed his attorney in fact.
Tipton L. Sneed

Jennifer Paige Sneed
Jennifer Paige Sneed

Davidson County DEEDWARR
Recvd: 07/13/04 13:48 2pgs
Fees:13.00 Taxes:8325.00

20040713-0083407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer Paige Sneed, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd of July, 2004.

My commission expires:



Notary Public

State of Tennessee
County of Davidson

On this 2nd day of July, 2004, before me, the undersigned Notary Public in and for said County and State, personally appeared Jennifer Paige Sneed with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tipton L. Sneed, by Specific Power of Attorney dated December 22nd, 2003, and who acknowledged that he executed the same as the free act and deed of Tipton L. Sneed.

Witness my hand and official seal of office this 2nd day of July, 2004.

My Commission Expires:

Notary Public

