40A

WARRANTY DEED

G-CD-04-6508

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,400.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/27/07
(AFFIX SEAL)

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY
MY COMMISSION EXPIRES JAN 27, 2007

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jemel Merani	CTX Mortgage Company	
6508 Mercomatic Ct.	(NAME) 801 94th Avenue North	102-04-0 181.00
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) St. Petersburg, FL 33702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TERRI SNIDER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEMEL MERANI AND, HASSAN MERANI, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 806, CHARLOTTE PARK, SECTION 22 Subdivision, as shown on plat of record in Plat Book 3700, Page 67 & 68, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same propety conveyed to Terri L. Snider by Quitclaim Deed executed March 23, 2001 and filed for record April 18, 2001 in Instrument Number 20010418-0038276, Register's Office for Davidson County, Tennessee. Frank Snider joins in this conveyance for the purpose of conveying any and all marital interest.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 3700, pages 67 and 68, and Book 4017, page 699, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6508 Mercomatic Ct., Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 6th day of October, 2004.

Terri L. Snider

Frank Snider by Terri L. Snider Attorney in Fact
Frank Snider by Terri L. Snider, Atty-in-Fact, by virtue of a Power of Attorney recorded in Instrument Number 20041007-0121454, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/07/04 15:25 2pgs
Fees:13.00 Taxes:463.98
20041007-0121455

STATE OF Tennessee
COUNTY OF Davidson

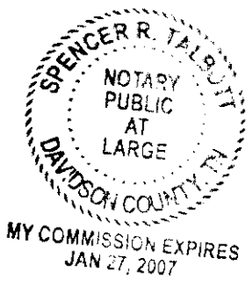
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terri Snider and Frank Snider, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 6th day of October, 2004.

Notary Public

My Commission Expires:

(SEAL) 1/27/07



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903