Davidson County DEEDWARR
Recvd: 10/11/04 11:25 2pgs
Fees:13.00 Taxes:317.09

20041011-0122505

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $85,700.00

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

David Webber
Affiant

Subscribed and sworn to before me, this 18th day of October, 2004.

Notary Public
My commission expires: 9/30/06

08-0409-90362

Address of New Owner:	Send Tax Bills to:	Tax Information
Semaj Fields	Countrywide Home Loans, Inc.	136-03-0-B-
3880 Priest Lake Drive, #53	2021 N. Gallatin Road, Suite 292	008.00 CO
Nashville TN 37217	Madison, TN 37115	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Martha J. Sneed, unmarried and M. Elizabeth Sneed, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Semaj Fields, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land being Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 53, Building No. 22, and the garage therewith in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, page 131, and in Book 4675, page 143, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Martha J. Sneed, unmarried and sister, M. Elizabeth Sneed, unmarried by deed from Philhall Corporation dated May 1, 1979, of record in Book 5444, page 858, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3880 Priest Lake Drive, #53, Nashville, TN 37217

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 1st day of October, 2004.

Martha J. Sneed

M. Elizabeth Sneed

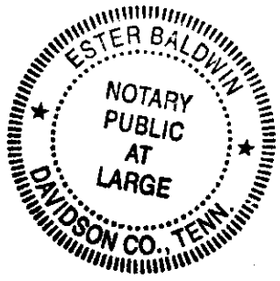
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Martha J. Sneed and M. Elizabeth Sneed, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 4th day of October, 2004.

Ester Baldwin
State of Tennessee at Large

My Commission expires: 7-29-06



After Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, Tennessee 37214