Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 12/16/04 13:04 1pgs
Fees:13.00 Taxes:673.22

20041216-0149703

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,950.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2004.

(Affix Seal)

Notary Public

My Commission Expires: 7-19-08

Preparer's File #-04L0899

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Carey Melissa Snarr	American Home Acceptance	83-6-179
215 Fall Street	538 Broadhollow Road	
Nashville, Tennessee 37206	Melville, NY 11747-1198	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHRISTIAN PROPERTIES, INC., hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto CAREY MELISSA SNARR, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 8 on the Map of Sneed and Hamilton's Resubdivision of Lots 2, 3, 7, 8, 9, 10, 15, 16, 17 and 18, in the First Subdivision of Brownsville, of record in Book 161, page 149, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Fall Street and runs back between parallel lines, with the westerly margin of Century Avenue, 150 feet to an alley.

Being the same property conveyed to Christian Properties by Warranty Deed of record in Instrument Number 20040607-0066551, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **215 Fall Street, Nashville, Tennessee 37206.**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **10th** day of **December, 2004**:

CHRISTIAN PROPERTIES, INC.

By: VAN E. CHRISTIAN, II

Title: PRESIDENT

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned Notary, of the state and county mentioned, personally appeared Van E. Christian, II (Name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President (Title) of **CHRISTIAN PROPERTIES, INC.**, the within named bargainor, a corporation, and that such president or officer as such President (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Van E. Christian, II (Name),President (Title).

Witness my hand and official seal at Brentwood, TN, this 10th day of December, 2004

Notary Public

My Commission Expires: 7/17/06