THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,000.00

Deborah L Cable
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Dec, 2004.

Linda J. Norvell
Notary Public

MY COMMISSION EXPIRES: 10-3-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/30/04 10:20 2 pgs
Fees:13.00 Taxes:1106.30

20041230-0154791

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim O. Peace	SouthTRust Mortgage Corp	MAP 103-8
3907 Cambridge Avenue	210 Wildwood Pkway STe 100	PARCEL 242
Nashville, TN 37205	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Estate of Mattie Lee Snider**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jim O. Peace and wife, Shawne G. Peace**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 26th Ward of the City of Nashville, Davidson County, Tennessee, Being Lot No. 9 of Block "B" on the Plan of Cherokee Park, Section No. 2 as of record in Book 547, page 175 and 176, Registers office for Davidson County, Tennessee.

Said Lot No. 9 fronts 60 feet on the southerly side of Cambridge Avenue and runs back 151.33 feet on the easterly line and 146.67 feet on the westerly line to a dead line, measuring 60.18 feet thereon.

Being the same property conveyed to Willard Douglas Snider and wife Mattie Lee Snider by warranty deed from Herbert Kaminitz and wife Frances Marie Kaminitz as of record in Book 4034, page 446, Registers office for Davidson County, Tennessee. The said Willard Douglas Snider with Mattie Lee Snider being surviving tenant by the entities. The said Mattie Lee Snider having since died testate after Willard Douglas Snider. Her Last Will and Testament having been admitted to the Probate Court of Davidson County, Tennessee as Docket Number 04P1222. Said Will devising the property to Linda Sue Gray and Wanda Lee Smith and giving the co-executors of the Estate of Mattie Lee Snider power to sell the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **3907 Cambridge Avenue, Nashville, TN 37205.**

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 _____ hand( ) this the 28th day of December, 2004.

The Estate of Mattie Lee Snider

Linda Sue Gray
Linda Sue Gray, Co-Executor

Linda Sue Gray
Linda Sue Gray, Individually

Wanda Lee Smith
Wanda Lee Smith, Co-Executor

Wanda Lee Smith
Wanda Lee Smith, Individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Sue Gray and husband James E. Gray** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of December, 2004.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wanda Lee Smith and husband Michael W. Smith the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of December, 2004.

My Commission expires May 24 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, Linda Sue Gray and Wanda Lee Smith, with whom I am personally acquainted, and who acknowledged themselves to be the Co-Executors for the Estate of Mattie Lee Snider and that they as such Co-Executors being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing as Co-Executors of the Estate of Mattie Lee Snider.

Witness my hand, at office, this 28th day of December, 2004.

Notary Public

My Commission Expires:
May 24 2008

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.