This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 05/26/05 10:15 2 pgs
Fees:13.00 Taxes:74.00

20050526-0059452

ADDRESS NEW OWNER:
Aundra Snead
1107 Wade Avenue
Nashville TN 37203

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 105-4
PARCEL 198.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jackie Hatcher and Benny Santiago, as joint tenants with right of survivorship hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Aundra Snead, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the easterly 37-1/2 feet of Lot No. 48 in John Trimbles National Hill Plan of Lots in South Nashville, of record in Book 21, Page 121, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 37-1/2 feet on the south side of Garden Street and runs back between parallel lines, 120 feet to an alley.

Being the same property conveyed to Jackie Hatcher and Benny L. Santiago, as joint tenants with right of survivorship, by deed from Jackie Hatcher of record in Book 7468, Page 685, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 2005 have been pro-rated and assumed by grantee.

This is improved property known as 17 Garden Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Aundra Snead, his heirs and assigns, forever; and we, Jackie Hatcher and Benny Santiago 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 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of May, 2005.

Jackie Hatcher

Benny L. Santiago

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jackie Hatcher and Benny Santiago the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 20,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of May, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008