WARRANTY DEED

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,000.00

Renee Michelle Snyder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2005

Patricia Nicholls
Notary Public: Patricia Nicholls

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Renee Michelle Snyder	Bank of America	Map 147
5001 Madeline Drive	900 W. Trade Street	Group 16
Nashville, TN 37211	Charlotte, NC 28255	Parcel 177

FOR AND IN 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

Charles E. Gifford and wife, Barbara L. Gifford

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Renee Michelle Snyder and husband, William M. Snyder
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:

BEING Lot No. 39, on the Map of Fairlane Park, of record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 148.9 feet on the westerly margin of Madeline Drive and runs back 179.7 feet on the northerly line and 181 feet on the southerly line to a dead line in the rear, on which it measures 141 feet.

Being the same property conveyed to Charles E. Gifford, now a single person, a fee simple estate, by Quitclaim Deed from Brenda Darlene Gifford, now a single person, of record in Book 7752, Page 176, Register's Office for said County, dated January 17, 1989. See also deed of record in Book 4445, Page 882, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2498, Page 571 and Book 2598, Page 355, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 108, said Register's Office.

The said Barbara L. Gifford joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5001 Madeline Drive, Nashville, TN 37211

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 our hands this 15th day of September, 2005.

Charles E. Gifford

Barbara L. Gifford

Davidson County DEEDWARR
Recvd: 09/19/05 13:43 2 pgs
Fees:13.00 Taxes:691.90

20050919-0112309

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 Charles E. Gifford and wife, Barbara L. Gifford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 2005.

My Commission Expires: 01/24/09

Notary Public

