Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 04/17/06 14:51 2 pgs
Fees:13.00 Taxes:1480.00
20060417-0043492

W & I Ref:(_____) Title No: 47045
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Terry Alison Griffith 1513 Ashwood Ave. Nashville, Tennessee 37212	Bank of America 200 S. College Street Charlotte, North Carolina 28255

TAX MAP-PARCEL NUMBERS: 10416034800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gerry E. Snoddy, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Terry Alison Griffith** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly half of Lot No. 33 of the Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, page 34, said Register's Office.

Said part of said lot fronts 50 feet on the southerly side of Ashwood Avenue and runs back between parallel lines 169 feet to an alley measuring 50 feet thereon.

Being the same property conveyed to Garry E. Snoddy by deed from Nicanor F. Perez and wife, Dolly Anne Perez of record in Book 6932, page 354 and by Quitclaim Deed from Lainie J. Osburnsen-Snoddy of record in Book 7991, page 407, Register's Office for Davidson County, Tennessee.

Norma Snoddy, spouse of Gerry E. Snoddy joins in this conveyance solely to convey any and all interest she may have in subject property.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

This conveyance is subject to: Taxes for 2006, and subsequent years; Matters set out on the Plan, with Owner's Certificate, of record in Plat Book 421 Page 34, said Register's Office.

This is improved property, known as: 1513 Ashwood Avenue, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of April, 2006.

Gerry E. Snoddy

Norma Snoddy

State of Tennessee

County of Davidson

On this 12th day of April, 2006 , before me the undersigned authority, personally appeared Gerry E. Snoddy and Norma Snoddy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Sworn and subscribed before me this the 12th day of April, 2006

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public