Davidson County DEEDWARR
Recvd: 07/25/06 09:43 4 pgs
Fees:23.00 Taxes:462.50
20060725-0089254

FIRST FEDERAL SAVINGS BANK

TO: SPECIAL WARRANTY DEED

HENRY R. SNEED

THIS SPECIAL WARRANTY DEED OF REALTY, executed as of the 21st day of JULY, 2006, by Grantor, **FIRST FEDERAL SAVINGS BANK**, to Grantee, **HENRY R. SNEED**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, certain realty situated in the **14th**, formerly **28th**, Civil District of Davidson County, Tennessee, and more particularly described as follows:

PARCEL TWO: LAND in the 14th, formerly 28th Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, March 3, 1948, as follows: Beginning in the center line of Baxter Road where the same intersects a County Road, said beginning point being the westerly line of Herman Baxter's land; thence with center line of said road, South 1 degree 55' West 708 feet to a stake; thence South 58 degrees 0' West 775.4 feet to a stake; thence North 83 degrees 30' West 359.5 feet to a stake; thence South 76 degrees 30' West 402 feet to a stake; thence North 5 degrees 45' East 170 feet to a stake; thence North 0 degrees 50' West 345 feet to a stake; thence North 89 degrees 10' East 232 feet to a stake; thence North 0 degrees 50' West 550 feet to a stake; thence South 81 degrees 10' West 41 feet to a point in center of Harper Road; thence with center of said road, North 17 degrees East 176 feet to a point in center of Baxter Road; thence South 80 degrees 20' East 213 feet; thence South 89 degrees 5' East 880 feet; thence South 87 degrees 20' East 95 feet to a point where Baxter Road intersects with a County Road, the point of beginning, containing 29.90 acres, more or less.

INCLUDED in the above described property but EXCLUDED therefrom are the following parcels which have been previously conveyed; a five acre tract of record in Book 7430, page 25, RODC; a five acre tract of record in Book 7442, page 160, RODC; a 7.58 acre tract of record in Book 5176, page 710, RODC; a 2.87 acre tract of record in Book 3502, page 411, RODC, leaving in the aggregate 9.43 acres, more or less.

PARCEL THREE: LAND in Davidson County, Tennessee, BEGINNING at an iron pin in the south margin of Baxter Road same being the northeast corner of this tract of land (same point being located 600 ft. more or less measured along the south margin of Baxter Road from the original east line and N.E. corner of the Chester Chambers, beginning at the intersection of Baxter Road and Bidwell Road measured in an 89 deg. 05 min. W direction); thence leaving the road due south 1050.0 ft. to a point in the original south property line; thence S 58 deg. W 103.0 ft.

Prepared by:
Michael K. Williamson
BATSON, NOLAN, WILLIAMSON,
PEARSON & MILLER
121 South Third Street
Clarksville, TN 37040

to an original corner; thence N 83 deg. 30 min. W 218.0 ft. to a point in original south line; thence leaving the south line due north 1088 ft. to an iron pin in the south margin of Baxter Road; thence with the south margin of Baxter Road S 89 deg. 05 min. E 300.0 ft. to an iron pin, the point of beginning and containing 7.58 acres, more or less.

PARCEL FOUR: LAND in Davidson County, Tennessee, BEGINNING at a stake in the center of Harper Road in Colwell's east line 176 feet south of center line in Baxter Road; thence North 81 deg. 10' East 41 feet; thence South 0 deg. 50' East 550 feet in southeast corner of this tract; thence South 89 deg. 10' West 416.50 feet to center of Harper Road; thence with center of said road as follows: North 38 deg. 30' East 165 feet; North 34 deg. 0' East 330.10 feet; North 31 deg. 30' East 88.6 feet to the beginning, containing 2.87 acres, more or less.

These parcels are designated as Map and Parcel Nos. 00800015100, 00800015200, and 00800007801, on the Maps of the Assessor of Property for Davidson County, Tennessee. This description was taken from Instrument No. 20020502-0053869, in the Register's Office for Davidson County, Tennessee.

Said realty is located South of Baxter Road and East of Harper Road in Davidson County, Tennessee, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

This being the same property conveyed to First Federal Savings Bank by Deed of Foreclosure of record by Instrument No. 20060518-0058676, in the Register's Office for Davidson County, Tennessee, from which this legal description was obtained.

TITLE EXCEPTIONS

1. Governmental zoning, building and subdivision laws, ordinances and regulations.

2. Taxes for the year 2006.

3. Other encumbrances, easements or encroachments of record or discernible from a visual inspection or survey of the property, except for the lien of any deed of trust or mortgage.

4. TRACT 2: Easements of record in Book 7443, Page 314, as corrected by Book 7443, Page 961, said Register's Office; and to easement for the flow of the waters of Long Creek and the rights of the public therein and rights of upper and lower riparian owners to the flow of the waters of Long Creek, free from diminution or pollution.

5. TRACT 3: Right of way of record in Book 2106, Page 239, in said Register's Office.

TO HAVE AND TO HOLD said property to him, and to his heirs and assigns forever in fee simple.

That Grantor (1) covenants that it is lawfully seized and possessed of said property; that it has full power and lawful authority to sell and convey same; and Grantor will forever warrant and defend the title to the property herein conveyed unto Grantee and to his heirs and assigns against all persons lawfully claiming the same from, through, or under it, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

FIRST FEDERAL SAVINGS BANK

by: _____

Title: Chief Credit Officer

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

GRANTOR

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles E. Hooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the CCO of **FIRST FEDERAL SAVINGS BANK**, the within named bargainor, a banking institution, and that she/he as such officer, executed the foregoing instrument for the purposes therein contained by signing the name of the banking institution by herself/himself as such officer.

Witness my hand and seal at office this the 21st day of JULY, 2006.

My Commission Expires: 10/13/08.

_____
Notary Public

KIM SMITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Property Owners Name and Address:
HENRY R. SNEED
6 Abbeywood Court
Nashville, Tenn. 37215

Person or Entity Responsible for Payment of Property Taxes:
Same/Owner

STATE OF TENNESSEE, MONTGOMERY COUNTY

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ***$125,000.00***, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 21st day of JULY, 2006.

Notary Public (Register of Deeds, Davidson County, Tennessee)

My Commission Expires: 10/13/08.

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KIM SMITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY