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Realty Title
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/14/06 09:49 4 pgs
Fees:23.00 Taxes:390.35

20061114-0141096

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $105,500.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 26th day of October, 2006.

Karen Colbert
Notary Public
My commission expires: 7-24-2010

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

03-0604-33605

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph E. Snyder	Wells Fargo Home Mortgage	26-01-0-081
112 East Cedar St.	P.O. Box 17339	
Goodlettsville TN 37072	Baltimore, MD 21297-1339	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Margaret F. Holt, Charles W. Fentress, both individually and as Executor of the estate of Dorothy F. Grizzard, deceased, Quint C. Fryer, Jane E. Williams, Gayle Grizzard Allen, Thomas Grizzard, Jr., and Phyllis Gilliam Fentress, , together individually comprising all the surviving heirs at law of Minnie G. Fentress, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joseph E. Snyder, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in the Town of Goodlettsville on the North side of Cedar Street and bounded as follows: On the north and west by Mrs. W. B. Myers, on the south by Cedar Street, on the east by Mrs. Emma Stein.

Said lot fronts 100 feet on the northerly margin of Cedar Street and runs back between parallel lines 150 feet, and said lot adjoins and is immediately West of Lot No. 17 on the Map of the Subdivision of W. B. Myers Home Place.

Being the same property conveyed to Mrs. Minnie G. Fentress by deed from Mrs. Effie Gee, dated 12-12-40, of record in Book 1160, Page 413, Register's Office for Davidson County, Tennessee. Minnie G. Fentress died intestate with no surviving spouse on or about 10-28-88 leaving her surviving children Virginia F. Fryer, Margaret F. Holt, Charles W. Fentress, Dorothy F. Gizzard, and Vance Fentress, as comprising all her heirs at law. See Affidavit of Heirship of record in Book 7722, Page 493, and Agreement of record in Book 9378, Page 310, Register's Office for Davidson County, Tennessee. As of the date of this instrument, the only two children of Minnie G. Fentress who survive are Margaret F. Holt and Charles W. Fentress. Virginia F. Fryer died testate on April 2, 2003, her Will never having been probated which Will devised her real estate to her husband, Quint C. Fryer. Her surviving spouse, Quint C. Fryer, and daughter, Jane E. Williams, constitute all the heirs at law of Virginia F. Fryer. Dorothy F. Grizzard died testate May 19, 2005. Her estate is being probated in the Circuit Court of Davidson County, Probate Division, Docket No. 05P-744, her Will devising her real estate to her two children, Gayle Grizzard and

*MUNIMENT OF TITLE FILED IN WILL BOOK 42, PAGE 100, IN

Thomas Grizzard, Jr. Vance Fentress, a/k/a James Vance Fentress, died testate November 25, 2005. His Will was admitted to * probate for the purposes of establishing muniment of title before the General Sessions Court of Rutherford County, Docket No. 06P-XXXXXXXXXXX, his Will devising his real estate to his wife, Phyllis Gilliam Fentress,.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 112 East Cedar St., Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 24th day of October, 2006.

Margaret F Holt
Charles W. Fentress atty.
Margaret F. Holt
By: Charles W. Fentress, Atty in Fact

Charles W. Fentress
Charles W. Fentress, individually and as Executor of the estate of Dorothy F. Grizzard, deceased

Quint C Fryer
Charles W. Fentress atty
Quint C. Fryer, by Charles W. Fentress, his Attorney in Fact

Jane E. Williams
Charles W. Fentress atty
Jane E. Williams, by Charles W. Fentress, her Attorney in Fact

Gayle Grizzard Allen
Charles W. Fentress atty
Gayle Grizzard Allen, by Charles W. Fentress, her Attorney in Fact

Thomas Grizzard Jr.
Charles W. Fentress atty.
Thomas Grizzard, Jr., by Charles W. Fentress, his Attorney in Fact

Phyllis Gilliam Fentress
Phyllis Gilliam Fentress

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles W. Fentress, individually and as Executor of the estate of Dorothy F. Grizzard, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 26th day of October, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phyllis Gilliam Fentress, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 26th day of ~~September~~ October, 2006.

Notary

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires: 2/22/2009

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 W. Fentress, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Margaret F. Holt, and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2006.

Commission expires 2/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

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 W. Fentress, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained,

and who further acknowledged that he is the attorney in fact for Gayle Grizzard Allen, and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2006.

Commission expires 2/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

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 W. Fentress, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Thomas Grizzard, Jr., and that he is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2006.

Commission expires 2/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

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 W. Fentress, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Quint C. Fryer, and that he is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2006.

Commission expires 2/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

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 W. Fentress, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Jane W. Williams, and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2006.

Commission expires 2/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN