THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 02/15/07 15:02 2 pgs
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20070215-0019520

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred One Thousand Two Hundred Seventy-Five and 34/100 ($101,275.34) Dollars.

AFFIANT

AFFIANT

Subscribed and sworn to before me, this 14th day of February, 2007.

Notary Public

My Commission Expires: 9-22-07

SUZANNE ADAMS
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 22, 2007

ADDRESS NEW OWNERS:

Elbert & Lorraine Snead
455 Pole Hill Road
Goodlettsville, TN 37072

MAP AND PARCEL: 17-148
PARCEL: 017-00-0/148.00

SEND TAX BILLS TO:

Same

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Thousand ($1,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Nelle H. Jernigan (Single Individual), hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Elbert and Lorraine Snead, 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:

Land in Davidson County, Tennessee, lying in the Tenth Civil District thereof, and described by metes and bounds, according to a survey made by Stephen A. Draper on October 7, 1960, as follows:

Beginning in the center of the Union Hill Road in Shelby Greer's East Line, which point is immediately north of a 15 inch maple tree in Greer's said line; running thence with the middle of said Union Hill Road S. 87 deg. E. 223.5 feet to a point in the middle of Lower Walker's Creek Road; running with the middle of Union Hill Road, S. 46 deg. 15 min. E. 106 feet to a point opposite a 24 inch maple tree; thence past said maple, S. 30 deg. 30 min. W. 729 feet to an iron pin in Shelby Greer's east line; thence N. 5 deg. 15 min. E. 724 feet along a fence witch is the east boundary line of Shelby Greer's property to the point of beginning, in the middle of said Union Hill Road, containing 2.63 acres, more or less.

Being the same property conveyed to Nelle Hitt Jernigan, by deed from Bessie Fryer Hitt and Husband, J.V. Hitt, of record in Record Book 3135, page 425, dated October 18, 1960, said Register's Office.

This is improved property known as 1439 Union Hill Road, Goodlettsville, Tennessee 37072

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 I, Nelle H. Jernigan, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 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 14th day of February, 2007.

Nelle H. Jernigan
GRANTOR, NELLE H. JERNIGAN (Single Individual)

Ricky K. Jernigan P.O.A. Nelle Jernigan
GRANTOR, RICKY K. JERNIGAN, Power of Attorney
for Nelle H. Jernigan

GRANTEE, ELBERT SNEAD

GRANTEE, LORRAINE SNEAD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Grantor, Nelle Jernigan and her Power of Attorney, Ricky K. Jernigan, and the Grantees, Elbert and Lorraine Snead, 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 14th day of February 2007.

Suzanne Adams
NOTARY PUBLIC

My Commission Expires: 9-22-07

SUZANNE ADAMS
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 22, 2007