Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 06/19/07 14:32 1 pgs
Fees:13.00 Taxes:444.56

20070619-0073365

WARRANTY DEED

Preparer's File #-07F0318

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,150.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2007.

Notary Public

(Affix Seal)

My Commission Expires: 06/29/2009

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rhonda L. Snyder	Countrywide Home Loans	83-13-498
1505 Shelby Avenue	1520 Memorial Blvd.	
Nashville, Tennessee 37206	Murfreesboro, Tennessee 37129	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHARLES W. PAYNE, III AND WIFE, KAREN PAYNE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RHONDA L. SNYDER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8, Blakemore & Parks of Shelby Avenue Addition of record in Plat Book 57, page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Evelyn E. Payne of record in Book 2036, page 367, dated 2/11/1952, Register's Office for Davidson County, Tennessee; further Being the same property conveyed to Brook Investment Group, LLC by Deed from Evelyn E. Payne of record in Instrument No. 200506200070190, dated 6/20/2005, Register's Office for Davidson County, Tennessee; further Being the same property conveyed to Charles W. Payne, III and wife, Karen Payne by Warranty Deed from Brooks Investment Group, LLC of record in Instrument No. 20060519005886, dated 5/11/2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1505 Shelby Avenue, Nashville, Tennessee 37206**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **15th** day of **June**, **2007**:

Charles W. Payne, III

Karen Payne

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES W. PAYNE, III AND KAREN PAYNE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 15th day of June, 2007.

Notary Public

My Commission Expires: 06/29/2010