THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 21234-6
Box 14-A
Davidson County DEEDWARR
Recvd: 05/12/08 12:55 3 pgs
Fees:18.00 Taxes:1554.00
20080512-0048751

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Daniel R. Snell P.O. Box 513 Nesbit, MS 38651	New Owner	Map 105-12 Parcel 065

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, CHRIS BENDER, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DANIEL R. SNELL and wife SANDRA Y. SNELL, hereinafter called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Herron Drive Development Resubdivision of Lot No. 2, as of record in Book 6050, Page 127, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING the same property conveyed to Chris Bender, by General Warranty Deed from Robert W. Petty, Winston C. Hickman, Ernest D. Taylor and James B. Nolen, d/b/a CPI Investors, of record in Book 6767, Page 669, Register's Office for Davidson County, Tennessee.
>
> THIS is improved property known as 344 Herron Drive, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind himself, his heirs and assigns, 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 7 day of May 2008.

Chris Bender

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 Chris Bender, the bargainor, 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 therein contained

WITNESS my hand and official seal at Nashville, Tennessee, this 7 day of May 2008.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Affiant

Subscribed and sworn to before me this 7 day of May 2008.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public
My commission expires 3/7/2011

EXHIBIT "A"
Permitted Encumbrances

(a) Taxes for the year 2008 and subsequent years, not yet due and payable which have been prorated and assumed by the Grantees.

(b) Matters shown on the Plan of record in Book 6050, Page 127, said Register's Office for Davidson County, Tennessee.

(c) Agreement to maintain private drive of record in Book 6453, Page 33, Register's Office for Davidson County, Tennessee.

(d) Matters shown on survey of 344 Herron Drive by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., R.L.S. #1728, dated April 20, 2008, as File Number 08050.