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20080805-0080673

WARRANTY DEED

Preparer's File #-08G0525

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00.

Loretta J. North
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF JULY, 2008.

Sandra Willie Irons
Notary Public

(Affix Seal)

My Commission Expires: 5-8-12

NOTARY PUBLIC
SANDRA WILLIE IRONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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#:
Ruby L. Fielden 1505 Shelby Avenue Nashville, Tennessee 37206	SunTrust Mortgage, Inc 401 Commerce St Ste 640 Nashville, TN 37219	83 13 498

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, RHONDA L. SNYDER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RUBY L. FIELDEN, AN UNMARRIED WOMAN, 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 Rhonda L. Snyder, unmarried by deed from Charles W. Payne, III and wife, Karen Payne of record in Instrument No. 20070619-0073365, filed on 06-19-07, 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 **31st** day of **July**, **2008**:

RHONDA L. SNYDER BY MELANIE WEST ATTY IN FACT
Rhonda L. Snyder

State of Tennessee
County of Williamson

On this 31st day of July, 2008, before me personally appeared *Rhonda L. Snyder, by Melanie West, as her Attorney In Fact*, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of *Rhonda L. Snyder*, and who acknowledged that such person executed the same as the free act and deed of *Rhonda L. Snyder*.

In witness whereof, I have hereunto set my hand and official seal.

W. AARON GARNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 06/29/2010