Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $164,500.00

Affiant

Subscribed and sworn to before me, this 9th day of September, 2009.

Notary Public
My commission expires:

DANIELLE GRIGG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

BILL GARRETT, Davidson County
Trans: T20090063037 DEEDWARR
Recvd: 09/15/09 10:52 2 pgs
Fees: 13.00 Taxes: 608.65
20090915-0086053

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy Adam Sneed	Regions Mortgage	161-10-037.00
667 Huntington Parkway	2050 Parkway Office Circle	
Nashville, TN 37211	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Forrest Gene Holland and Jeremy Keith Holland and John Travis Holland,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Timothy Adam Sneed and wife, Carlena Ann Sneed,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Section One, Huntington Park of record in Plat Book 4175, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Forrest Pearson Holland and wife, Jean C. Holland by deed dated October 23, 1970 from Smithson Construction Company, a partnership composed of Carl W. Smithson and William H. Smithson, of record in Book 4455, page 205, Register's Office for Davidson County, Tennessee. The said Forrest Pearson Holland having since died on October 29, 1993 in Davidson County, Tennessee which death vested title in Jean C. Holland. The said Jean C. Holland died on December 4, 2007 in Davidson County, Tennessee which death vested title in Forrest Gene Holland, Jeremy Keith Holland and John Travis Holland, in equal shares.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 667 Huntington Parkway, Nashville, TN 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 9th day of September, 2009.

Forrest Gene Holland

Jeremy Keith Holland

John Travis Holland

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 **Forrest Gene Holland and Jeremy Keith Holland and John Travis Holland,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 9th day of September, 2009.

Notary Public

My Commission expires: _____

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

FILE NO: 2009081343