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

File No. 22489-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William A. Sneed, Jr. 118 Brookhollow Road Nashville, TN 37205	New Owner	Map 118-08 Parcel 021

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, JHS REALTY, INC., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM A. SNEED, JR., as to a twenty-five (25%) percent undivided interest, HENRY R. SNEED, JR., as to a twenty-five (25%) percent undivided interest, PATRICIA L. SNEED, as to a twenty-five (25%) percent undivided interest and SARAH SNEED JONES, as to a fifty (50%) percent undivided interest, said interests held together as tenants in common, hereinafter 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. 109 in Grandview Heights Addition, a plan of which is recorded in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 109 fronts 50 feet on the west side of Winford Avenue, and extends back between parallel lines 150 feet to an alley in the rear.

BEING the same property conveyed to Harry V. McCarthy by Deed from Edmund B. Campbell, unmarried, of record in Instrument Number 20041222-0152355, Register's Office for Davidson County, Tennessee, and further conveyed to Harry V. McCarthy and wife, Jodie Shallo-McCarthy, tenants by the entirety by Quitclaim Deed from M. Norris Jenkins, Trustee, of record in Instrument Number 20050119-0006863, said Register's Office, and further conveyed to JHS Realty, Inc., a Tennessee corporation, by Quitclaim Deed from Harry V. McCarthy and wife, Jodie Shallo-McCarthy, also known as Jodie McCarthy, of record in Instrument Number 20050923-0114529, said Register's Office.

THIS is improved property, known as 2321 Winford Avenue, Nashville, Tennessee 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantee that it 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 itself, its successors 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.

BILL GARRETT, Davidson County
Trans:T20100030953 DEEDWARR
Recvd: 05/24/10 10:00 3 pgs
Fees:18.00 Taxes:407.00
20100524-0039649

IN WITNESS WHEREOF, the Grantor has executed this instrument this 21 day of May 2010.

JHS REALTY, INC.
a Tennessee corporation

By: Harry V McCarthy - President
Harry V. McCarty, President

By: Jodie Shallo-McCarthy Secretary
Jodie Shallo-McCarthy, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Harry V. McCarthy, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of JHS Realty, Inc., a Tennessee corporation, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 21 day of May, 2010.

Jennifer L. Johnson
Notary Public
My Commission Expires: 3/7/2011

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jodie Shallo-McCarthy, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Secretary of JHS Realty, Inc., a Tennessee corporation, the within named bargainor, and that she as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, this 21 day of May, 2010.

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

Jennifer L. Johnson
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 $110,000.00

William A. Arnold Jr
Affiant

Subscribed and sworn to before me this
21 day of May, 2010.

Jennifer L. Johnson
Notary Public
My commission expires 3/7/2011

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

EXHIBIT "A"
Permitted Encumbrances

(a) Taxes for the year 2010 and subsequent years, not yet due and payable, said taxes having been prorated and assumed by the Grantee.

(b) Matters shown on the Plan of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.