BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

NEW OWNER:

KELLY SNYDER
1516 RUSSELL STREET
LEBANON, TN 37206

SEND TAX BILLS TO:
Franklin American Mtg. Co.
501 Corporate Centre Dr., Ste 400
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 10-0300

Map 083
Group 13 0
Parcel 399.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20100034157 DEEDWARR
Recvd: 06/04/10 14:38 3 pgs
Fees:18.00 Taxes:1295.00
20100604-0043605

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN D. FOUTCH and AILEEN ROSE FOUTCH** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **KELLY R. SNYDER, an unmarried woman,** ("Grantee"), his/her heirs and assigns, forever, the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows, to-wit: Being the easterly 33 feet of Lot No. 81 and the westerly 17 feet of Lot No. 82, of Block "J" on the plan of Lindsley Homes Place, of record in Plat Book 2, page 91, Chancery Court in Nashville, described as follows: Said easterly part of Lot No. 81 and the westerly part of Lot No. 82 front 50 feet on the southerly side of Russell Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to JOHN D. FOUTCH and wife, AILEEN ROSE FOUTCH, tenants by the entireties, by deed from LARRY T. KIRK, unmarried, dated December 29, 2006, and of record in Instrument No. 20070104-0001521, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **1516 RUSSELL STREET, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2, Page 92, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 27th day of May, 2010.

JOHN D. FOUTCH

AILEEN ROSE FOUTCH

BY: JOHN D. FOUTCH, ATTORNEY IN FACT
POWER OF ATTORNEY OF RECORD IN BOOK
*, PAGE
*20100604-00436004

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN D. FOUTCH**, 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 office this 27th day of May, 2010.

NOTARY PUBLIC

My commission expires: 3/10/13

RENEE THORNE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JOHN D. FOUTCH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **AILEEN ROSE FOUTCH** the within-named bargainor, as the free act and deed of the said **AILEEN ROSE FOUTCH.**

WITNESS my hand and official seal at office, this 27th day of May, 2010.

NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$350,000.00** .

AFFIANT

Sworn to and subscribed to before me this 27th day of May, 2010.

NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY