THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10081024** BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me, this 2nd day of September, 2010. Notary Public My Commission Expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

WARRANTY DEED

Address New Owner: Eric W. Snyder and Emily I. Bush 6708 Greeley Drive Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ FRANKLIN AMERICAN MORTGAGE COMPANY 501 Corporate Centre Dr Ste 400, Nashville, TN 37067	Tax Information: Tax Parcel ID No. 102-12-0-044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alyson Brooke Porter formerly known as Alyson P. Sisco, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric W. Snyder and wife, Emily I. Bush** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 217, SECTION D, HORTON HEIGHTS, as shown on plat of record in Plat Book 2133, Page 78, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Stephen K. Sisco to Alyson P. Sisco as recorded on the 20th day of June, 2008 in Instrument No. 20080620-0063736 and Warranty Deed from Gregory H. Oakley, a married man to Stephen K. Sisco and wife, Alyson P. Sisco as recorded on the 5th day of June, 2003 in Instrument No. 20030605-0077545, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION D, HORTON HEIGHTS, as recorded in Plat Book 2133, Page(s) 78, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions recorded in Book 2243, Page 159 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 6708 Greeley Drive Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20100055907 DEEDWARR
Recvd: 09/07/10 13:33 2 pgs
Fees:13.00 Taxes:906.50
20100907-0070980

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of September, 2010.

Alyson Brooke Porter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alyson Brooke Porter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2010.

Notary Public

My Commission Expires: 11/22/10