Lot 5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

William A. Snoddy

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 07/26/99.

Notary Public

MY COMMISSION EXPIRES: 11/2/2002

(AFFIX SEAL)

BOOK 11591 PG. 568

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS	SEND TAX BILLS TO SAME	MAP-PARCEL NUMBERS
William A. Snoddy et ux (NAME)	(NAME)	**17**
Tract 2 Greer Rd. (STREET ADDRESS/ROUTE NUMBER)	2626 Greer Rd (STREET ADDRESS)	**303.00**
Goodlettsville, TN 37072 (CITY/STATE/ZIP)	Goodlettsville TN 37072 (CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Johnny M. Ayers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William A. Snoddy and wife Lisa J. Snoddy**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Attached Legal Description

99 JUL 28 AM 8:58
ELLA G. ELLIS REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE 06168852

Subject to the following: easements, setback lines and restrictions of record; zoning regulations and rights for public utilities; Davidson county property taxes have been prorated as of date of deed and assumed by Grantees.

This is unimproved (X)
improved ( ) property, known as Tract 2 Greer Rd. (House Number/Street) Goodlettsville (City/Town) TN (State) 37072 (Postal Code)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and 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 GRANTEES, 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 26th day of July, 19 99

Johnny M Ayers

JOHNNY M. AYERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named **Johnny M. Ayers, unmarried,** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____he_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, TN,** this **07/26/99.**

Notary Public

Commission Expires:

11/25/2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TRACT NO. 2

The following described tract of land:

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LAND in Davidson County, Tennessee, as follows:

Land in the Tenth Civil District of Davidson County, Tennessee, being a portion of the Waverly E. Williams property of record in Deed Book 4740, page 808 in the Register's Office of said County, and being Tract 2 on a plat of a survey of the division of said property dated May 5, 1988 by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, and being more particularly described as follows:

BEGINNING at an iron pin on a curve in the easterly right-of-way (25 feet from the centerline) of Greer Road, said pin being 773.15 feet northerly along said right-of-way from its intersection with the westerly boundary line of property owned by Martha Lois Morgan and Debbie L. Roberts, of record in Deed Book 5235, page 505 in the Register's Office of Davidson County, Tennessee: Thence, with said right-of-way and curve concave to the East and having a radius of 549.82 feet, northerly and arc distance of 282.18 feet to the point of tangency: Thence, with said right-of-way, North 12 degrees 57 minutes 17 seconds East 34.42 feet to an iron pin: Thence, with the southerly boundary line of property owned by Samuel J. Binkley et ux, of record in Deed Book 4053, page 872 in said Register's Office, North 87 degrees 45 minutes 27 seconds East 84.48 feet to an iron pin: Thence, with said Binkley's easterly boundary line, North 22 degrees 43 minutes 37 seconds West 143.66 feet to an iron pin intercepting a curve in said easterly right-of-way of Greer Road concave to the West and having a radius of 1244.58 feet: Thence, with said curve and right-of-way, northerly an arc distance of 61.30 feet to an iron pin: Thence, leaving said right-of-way and severing the property of Waverly E. Williams, of record in Deed Book 4740, page 808 in said Register's Office, as follows: South 83 degrees 28 minutes 20 seconds East 536.78 feet to an iron pin, South 1 degree 26 minutes 02 seconds East 105.13 feet to an iron pin at said Morgan's and Roberts' Northwest corner: Thence, continuing on the same line with said Morgan's and Roberts' westerly boundary line, South 1 degree 26 minutes 02 seconds East 172.89 feet to an iron pin: Thence, again severing said Williams property, South 73 degrees 34 minutes 59 seconds West 601.68 feet in the BEGINNING containing 5.10 acres.

BEING the same property conveyed to Johnny M. Ayers, by Quitclaim Deed from Debbie Ayers, pursuant to a Final Decree of Divorce, Docket No. 97D-2442, dated March 05, 1999, recorded April 27, 1999, of record in Book 11448, page 730, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 7701, page 143, in the Register's Office for said County.

This property is also known as Tract II, Map 017, parcel 303.00.

rta/63106-99

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11591 PG. 571

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0616852
IDENTIF. ↑ REFERENCE

99 JUL 28 AM 8:58

BILL G... REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1496284