Realty
488

02

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me, this day of , 2001.

Notary Public
My commission expires: 2/27/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Burton E. Snider 417 Menees Lane Nashville TN 37115	NEW OWNER	063-00-0-222.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth A. Snider and wife, Retta L. Snider, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Burton E. Snider and wife, Susan Snider, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-Subdivision of Kenneth Snider Lots, of record in Instrument No. 20010129-0008515, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Kenneth A. Snider and wife, Retta L. Snider by Installment deed from Ernest N. Taylor and wife, Mary A. Taylor, of record in Book 5916, Page 46, Register's Office for Davidson County, Tennessee.

Together with a perpetual non-exclusive easement for ingress and egress purposes from Menees Lane to Lot No. 1 over the existing driveway on Lot No. 2. Maintenance of the driveway shall be shared equally by the owners of Lot Nos. 1 and 2.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 417 Menees Lane, Nashville, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 04/17/01 15:23 2pgs
Fees:11.00 Taxes:222.00
20010417-0037644

WITNESS my hand this 6th day of April, 2001.

Retta L. Snider

Kenneth A. Snider By: Sondra E. Shields, POA
His attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Retta L. Snider, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 6th day of April, 2001.

Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My Commission expires 3/27/05

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Sondra E. Shields, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for Kenneth A. Snider and that she is authorized by Kenneth A. Snider to execute this instrument on his behalf.

Witness my hand in Tampa, Florida, this 3 day of April, 2001.

Notary Public

Gloria Garcia Ayres
Commission # CC 870233
Expires Oct. 28, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

My Commission expires 3/28/03