Davidson County DEEDWARR
Recvd: 07/23/01 14:49 3pgs
Fees:18.00 Taxes:222.00

20010723-0077864

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL:
Part of Map/Parcel
077-00-0-022.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$60,000.00**.

Janie Snyder
Affiant

Subscribed and sworn to before me this the 18th day of July, 2001.

LINDA F. BURNSED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3-26-05

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

Hillman G. Snyder, Jr. and Janie Snyder
(Name)

STREET ADDRESS:

8555 Cub Creek Road

Nashville, TN 37209

SEND TAX BILLS TO:

SAME
(Name)

STREET ADDRESS:

SAME

W A R R A N T Y D E E D

For and in consideration of the sum of **Sixty Thousand and 00/100 ($60,000.00) Dollars**, cash in hand paid by the hereinafter named Grantees (the "Grantee,") and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elisabeta G. Gheorghe and husband, Constantin I. Gheorghe**, hereinafter referred to as the "Grantors," have bargained and sold, and by these presents do transfer and convey unto **Hillman G. Snyder, Jr. and wife, Janie Snyder**, hereinafter referred to as the "Grantees", their heirs, and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, the following real property:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is unimproved property known as: 8517 Cub Creek Road
Nashville, TN 37209

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantors warrant to Grantees, their heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year have been prorated and assumed by the Grantees herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, and/or assigns forever; and Grantors do covenant with the said Grantees that they 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 Grantors further covenant and bind themselves, their heirs, and/or assigns to warrant and forever defend the title to the said land to the said Grantees, their heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto on this 18th day of July, 2001.

Grantors:

ELISABETA GHEORGHE

Elisabeta G. Gheorghe

CONSTANTIN Gheorghe.

Constantin I. Gheorghe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Elisabeta G. Gheorghe and husband, Constantin I. Gheorghe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 18th day of July, 2001.

Notary Public

My Commission Expires: 3-26-05

LINDA F. BURNSED
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Being a parcel of land in the 23rd Councilmanic District of Davidson County, Tennessee and located south of Cub Creek Road, west of River Road, and Parcel 22 on Map 77 as evidenced in Deed Book 8895, page 188 as evidenced in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

BEGINNING at a point located on the centerline of Cub Creek Road said point being the northeast corner of the herein described tract and said point being the northwest corner of Marciuc (Parcel 81) as evidenced in instrument number 200001210007430, RODCT, thence:

1) along the line common to the property herein described and to Parcel 81, South 35 degrees 27 minutes 39 seconds East, passing a iron pin at a distance of 25.00 feet, and passing a second iron pin at a distance of 409.23 feet, a total distance of 459.23 feet to a point in the center of Cub Creek, said point being the southeast corner of the property herein described and said point being the southwest corner of Marciuc and said point being in the line of Hillman (Parcel 21) as evidenced in Deed Book 5802, page 942, RODCT, thence:

2) with the center of Cub Creek South 33 degrees 12 minutes 16 seconds West a distance of 84.05 feet to a point, said point being common to the property herein described and to Hillman, thence:

3) continuing with the center of Cub Creek South 54 degrees 16 minutes 08 seconds West a distance of 210.49 feet to a point, said point being common to the property herein described and to Hillman, thence:

4) continuing with the center of Cub Creek South 64 degrees 14 minutes 01 seconds West a distance of 144.54 feet to a point, said point being common to the property herein described and to Hillman, thence:

5) continuing with the center of Cub Creek South 64 degrees 55 minutes 44 seconds West a distance of 61.08 feet to a point, said point being the southwest corner of the property herein described and said point being the southeast corner of Curtis (Parcel 80) as evidenced in Deed Book 11474, page 867, thence:

6) leaving the center of Cub Creek, following the line common with Curtis North 35 degrees 20 minutes 09 seconds West a distance of 457.13 feet to an iron pin on the centerline of Cub Creek Road, said point being the northwest corner of the property herein described and said point being the northeast corner of Curtis, thence:

7) leaving the Curtis line, following along centerline of Cub Creek Road North 54 degrees 44 minutes 10 seconds East a distance of 490.33 feet to a point, the BEGINNING, containing 5.427 acres, more or less, according to a survey by Jesse E. Walker RLS, PE.

Being the same property conveyed to Elisabeta G. Gheorghe and husband, Constantin I. Gheorghe by Deed of Record in Instrument No. 200003290031545, Register's Office for Davidson County, Tennessee.