Davidson County DEEDWARR
Recvd: 09/19/01 14:30 2pgs
Fees:13.00 Taxes:721.50

20010919-0101563

28-B

WARRANTY DEED

NOTARY PUBLIC AT LARGE
RICHARD HEDGEPATH, JR.
DAVIDSON COUNTY

My Commission

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$195,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF September 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03-29-03

THIS INSTRUMENT PREPARED BY: Richard Hedgepath, Jr., Attorney, 4800 Charlotte Ave., Nashville, TN 37209, (615) 269-3454

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Majid Mohieddin and wife, Marian K. Curtis	Same	Map 91-13
5906 Charlotte Ave.		Parcel 327
Nashville, TN 37209		

FOR AND 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, Albert Douglas Snyder, Jr., and wife, Andrea Nell Snyder, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Majid Mohieddin, and wife, Marian K. Curtis, HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A lot or parcel of land in the 8th, formerly the 12th, Civil District of Davidson Countysd, Tennessee, being Lot No. 7 on the Map of John B. Cowden's First Subdivision of the 49 acre tract not of record, described according to a survey made by John M. Sullivan, Surveyor, January 28, 1946.

Beginning on the southerly margin of Charlotte Road at a point 60 feet east of the easterly margin of Cowan Avenue, said point being the corner of lots Nos. 7 and 8; thence with the southerly margin of said Road, eastwardly 76.3 feet to the corner of lots Nos. 6 and 7; thence with the line between said two lots, southwardly 187 feet; thence south 62 deg. 16' west 81.8 feet to the corner of lots Nos. 7 and 8; thence with the line between said two lots, northwardly 187 feet to the beginning.

Being the same property conveyed to Albert Douglas Snyder, Jr., and wife, Andrea Nell Snyder by deed from Bragg Investments, Inc., of record in Book 6209, page 759, Register's Office for Davidson County, Tennessee.

Included in the above description but excluded from this conveyance is that portion of the property which lies within the right of way of Charlotte Avenue.

This is not the same description as in the previous deed of record.

This is improved property known as: **6013 Charlotte Ave., Nashville, Tennessee 37209.**

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 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, his 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 our hands this 18 day of September 2001.

Albert Douglas Snyder, Jr., - Grantor

Andrea Nell Snyder - Seller

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert Douglas Snyder, Jr., and Andrea Nell Snyder, the bargainor(s), 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 Nashville, Tennessee, this 18 day of September 2001.

NOTARY PUBLIC

My commission expires: 03-29-03

NOTARY PUBLIC