Davidson County DEEDWARR
Recvd: 06/03/02 15:07 2pgs
Fees:13.00 Taxes:758.50

20020603-0066908

This Instrument Prepared By:
Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL |
|---|---|---|
| Deborah Snedegar<br>933 Woodmont Boulevard<br>Nashville, Tennessee 37204 | Central Pacific Mortgage<br>950 Iron Point Road, Suite 200<br>Folsom, CA 95630 | 118-09-0<br>192.00 |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

X Deborah Snedegar
AFFIANT

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO EXP MAY 2

Sworn to and subscribed before me
this 30th day of May, 2002.

NOTARY PUBLIC

My Commission Expires: 05/02/05

**WARRANTY DEED**

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, SETH R. SHERIDAN and wife, MARY BETH SHERIDAN, hereinafter called the "GRANTORS", have bargained and sold and by these present do transfer and convey unto DEBORAH SNEDEGAR, unmarried, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Map of Yearwood Subdivision of record in Book 1424, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Seth R. Sheridan and wife, Mary Beth Sheridan, by Warranty Deed dated May 30, 1997, from Christopher S. Marsh and wife, Laura N. Marsh, of record in Book 10481, page 859, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

**AND GRANTORS do covenant with the said GRANTEE 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, except as follows:**

**1. Davidson County taxes for the year 2002 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 118-09-0 192.00.**

**2. Restrictive Covenants contained in an instrument of record in Book 1471, page 207, Register's Office for Davidson County, Tennessee.**

**3. All matters appearing on the Plan of Yearwood Subdivision of record in Book 1424, page 48, Register's Office for Davidson County, Tennessee.**

**4. Agreement for Dedication of Easement for Sanitary Sewers And Or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3924, page 493, said Register's Office.**

**5. Common Driveway Easement Agreement of record in Book 5465, page 18, said Register's Office.**

**6. Mortgage Loan Inspection made by John Kohl & Company, P.C., dated July 7, 1994, discloses neighbor uses drive on Lot No. 4 for ingress and egress; and front porch encroaches over and upon the 60 foot minimum building setback line to the north of the property.**

**AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.**

**This improved property is known as 933 Woodmont Boulevard, Nashville, Tennessee 37204.**

**WITNESS our hands this 30th day of May, 2002 in Franklin, Tennessee.**

Seth R Sheridan
**Seth R. Sheridan**

Mary Beth Sheridan
**Mary Beth Sheridan**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Seth R. Sheridan and wife, Mary Beth Sheridan, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.**

**Witness my hand this 30th day of May, 2002, in Franklin, Tennessee.**

**Notary Public**

**My Commission Expires:** 05/02/05

BRENDA FRANKS
NOTARY PUBLIC AT LARGE
EXP. MAY 2, 2005
WILLIAMSON CO., TN