BOX 1

WARRANTY DEED

JENNIFER FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$50,000.00**

Donald Snyder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2003.

Jennifer Fisher
Notary Public

MY COMMISSION EXPIRES: 2/20/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Myres	OWNER	**083-01-0 115.00**
(NAME)	(NAME)	
955 Giant Oak Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Donald Eugene Snyder, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Myers, unmarried**, 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:

Being the west one-half of Lot No. 37 on the Plan of W. H. Hyronemous Addition, as of record in Book 161, Page 174, Register's Office for said County.

Said Part of Lot No. 37 fronts 50 feet of the south side of Sharpe Avenue and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed toDouglas E. Snyder and wife Nancy Ann E. Snyder by deed of record in Book 3032, Page 365, Register's Office for **Davidson** County, Tennessee. Nancy Ann E. Snyder predeceased Douglas E. Snyder. Said property is now vested in Donald Eugene Snyder by will, reference Davidson County Docket No.03P584.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 04/08/03 13:57 2pgs
Fees:13.00 Taxes:185.00
20030408-0046468

unimproved ☐

This is improved ☒ property, known as **928 Sharpe Avenue, Nashville, TN 37206**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s)** this **5th day of April, 2003**.

Donald Eugene Snyder

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 Don Snider the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 5th day of April, 2003.

Commission expires: 2/20/07

Notary Public

JENNIFER FISHER
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.