File #200350274

Davidson County DEEDWARR
Recvd: 04/15/03 09:15 2pgs
Fees:13.00 Taxes:381.10

20030415-0049748

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-29-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy C. Conner	Castle Mortgage Corp	Map 75-8-0
(NAME) 641 Topeka Drive	(NAME) P.O. Box 12785	Parcel 026.00
(ADDRESS) Hermitage TN 37076	(ADDRESS) Birmingham , AL 35202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **LISA M. COLWELL, JERRY D. SNEED, JR. AND JOHN MICHAEL SNEED, SUBJECT TO A LIMITED RIGHT TO PURCHASE TO TIMOTHY C. CONNER**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY C. CONNER, 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:

Land in Davidson County, Tennessee, being all of Lot No. 228, on the Plan of Section Four, Tulip Grove, as shown by plat appearing of record in Plat Book 4175, Page 12, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jerry D. Sneed and wife, Nancy C. Sneed by Warranty Deed of record in Book 4313, Page 736, said Register's Office. The said Jerry D. Sneed died on February 11, 1994. The said Nancy C. Sneed died, testate, on January 26, 2003. Pursuant to the Last Will and Testament and First Codicil to Last Will and Testament admitted to Probate under File No. 03P-282, Probate Court Clerk's Office for Davidson County, Tennessee subject property was devised to Lisa M. Colwell, Jerry D. Sneed, Jr. and John Michael Sneed, subject to a limited right to purchase to Timothy C. Conner.

This conveyance is subject to the following: Restrictive Covenants as of record in Book 4228, page 457; and, any and all matters as shown on plat of record in Plat Book 4175, Page 12; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 641 Topeka Drive, Hermitage, TN 37076
(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 Grantors 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hand this 14th day of April 2003.

Lisa M. Colwell, Executrix of the Estate of Nancy C. Sneed

Lisa M. Colwell, Executrix of the Estate of Nancy C. Sneed

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Lisa M. Colwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of Nancy C. Sneed, the within named bargainor, and that she as such Executrix, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of Lisa M. Colwell by herself as Executrix.

Witness my hand and official seal, this 14th day of April, 2003.

Kimberly A. Baer

Notary Public

My Commission Expires: 1-29-05

Witness our hands this 14th day of April, 2003.

Lisa M. Colwell

Lisa M. Colwell

Jerry D. Sneed

Jerry D. Sneed

John Michael Sneed

John Michael Sneed

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Lisa M. Colwell, Jerry D. Sneed, Jr. and John Michael Sneed, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of April, 2003.

Kimberly A. Baer

Notary Public

My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076