586

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| William M. Smallman<br>314 N. Chancery Street<br>McMinnville, TN 37110 | William H. Smallman<br>Post Office Box 158444<br>Nashville, TN 37215 | Map 91-16, Parcel 377.00<br>and Map 91-16, Parcel<br>379.00 |
| This instrument prepared by: David B. Gray Hix & Gray, PLC<br>315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238 | | |

Davidson County DEEDWARR
Recvd: 09/03/04 10:46 3pgs
Fees:18.00 Taxes:639.19
20040903-0106945

# WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Hoyte M. Snow and wife, Peggy B. Snow** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Willliam M. Smallman, unmarried** ("Grantee"), and its respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

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

3. This conveyance is subject to the plan of record in Book 8250, Page 455 and Book 5190, page 514 Register's Office for Davidson County, Tennessee.

4. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines. If any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 3911 Nevada Ave & 238 40th Ave. N Nashville, Tennessee 37209.

EXECUTED this 1st day of September, 2004.

Hoyte M. Snow

Hoyte M. Snow

Peggy B. Snow

Peggy B. Snow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Hoyte M. Snow and Peggy B. Snow, 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 seal, at office in Nashville, Tennessee this 1st day of Septmeber, 2004.

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

1-29-05

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $172,755.00.

William M. Snowman

AFFIANT

Subscribed and sworn to before me this 1ST day of SEPTEMBER, 2004.

NOTARY PUBLIC

My Commission Expires:

1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Tract No. 1:
Being Lot No. 3 on the Plan of the Resubdivision of Lots 1 and 3, the Hoyte M. Snow Subdivision, Map of Charlotte Park, Second Addition Extended, as of record in Plat Book 8250, Page 455, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Hoyte M. Snow and wife, Peggy B. Snow from Patrick Joseph Jackson and wife, Donna Jackson by deed of record in Instrument No. 20000202-0010865 and a portion of the same property conveyed to Hoyte M. Snow from James A. Caldwell by deed of record in Book 5629, page 53 and in Book 5629, page 56, Register's Office for Davidson County, Tennessee.

Tract No. 2:

Being Lot No. 2 on the plan of the Hoyte M. Snow Subdivision, Map of Charlotte Park, Second Addition Extended, as of record in Plat book 5190, page 514, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hoyte M. Snow from James a Caldwell by deed of record in Book 5629, page 53 and in Book 5629, page 56, Register's Office for Davidson County, Tennessee.

HMS
PBS