Davidson County DEEDWARR
Recvd: 09/23/04 10:34 4pgs
Fees:23.00 Taxes:185.00
20040923-0114757

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of **September, 2004, by and between WILLIAM T. SNYDER and CYNTHIA G. SNYDER, HUSBAND AND WIFE, hereinafter called Grantors, and JACK NIXON, MARRIED, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WILLIAM T. SNYDER and CYNTHIA G. SNYDER, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto JACK NIXON, MARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 3948 LLOYD ROAD, WHITES CREEK, TENNESSEE 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

William T. Snyder
WILLIAM T. SNYDER
Signature of Seller

Cynthia G. Snyder
CYNTHIA G. SNYDER
Signature of Seller

INDIVIDUAL
WASHINGTON,)
DISTRICT OF COLUMBIA)

Personally appeared before me, a Notary Public of said entity, **WILLIAM T. SNYDER**, the within named bargainer, proved to me on the basis of satisfactory evidence, and who executed before me the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~13th~~ 14th day of September, 2004.

Notary Public

My Commission Expires: 9-30-2007

KIYONNA POLLARD NOTARY PUBLIC DISTRICT OF COLUMBIA

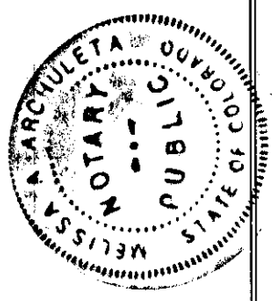
INDIVIDUAL
STATE OF COLORADO)
COUNTY OF EL PASO)

Personally appeared before me, a Notary Public of said County and State, ~~WILLIAM T. SNYDER and~~ CYNTHIA G. SNYDER, ~~HUSBAND AND~~ WIFE, the within named bargainors, ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence~~)~~, and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~10th~~ 8th day of September, 2004.

Melissa G. Archuleta
Notary Public

My Commission Expires: MAY 03 2008



Name and Address of Property Owner:

JACK NIXON MARRIED

509 EMILY DRIVE
GOODLETTSVILLE, TENNESSEE 37072

Property Address:

3948 LLOYD ROAD
WHITES CREEK, TENNESSEE 37189

Person Responsible for Taxes:

SAME
509 EMILY DRIVE
GOODLETTSVILLE, TENNESSEE 37072

Map & Parcel #: MAP 48-4 PARCEL 7

AFFIDAVIT OF VALUE

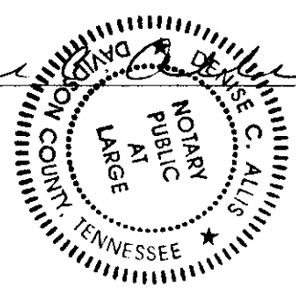
STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$50000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Barbara L. Minnie
Affiant

Sworn to and subscribed before me, a Notary Public, this **10th** day of **September, 2004.**

Denise C. Allis
Notary Public



My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7466

EXHIBIT 'A'

A tract of land in the 1st Councilmanic District of Nashville, Davidson County, Tennessee, being Lot No. 19 on the Plat of Ole Orchard, Phase 2, which plat is of record in Instrument No. 20010504-0046318, said Register's Office. Reference is hereby made to said plan for a more complete and accurate description of said property.

Being the same property conveyed to WILLIAM T. SNYDER and CYNTHIA G. SNYDER, HUSBAND AND WIFE, by Warranty Deed from COUNTRY MAID FARMS, INC., of record in Instrument Number 20020419-0049006, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable.

2. All matters as set forth on the Plan of Ole Orchard, Phase 2, of record in Instrument No. 20010504-0046318, said Register's Office.

3. Restrictive Covenants, of record in Instrument No. 20010412-0036220 and amendedin Instrument No. 20010904-0095528, Register's Office for DAVIDSON County, Tennessee.