03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 12th day of October, 2004.

Notary Public
My commission expires: 3/14/05

03-0409-32268

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John W. Lantz 202 38th Avenue North Nashville, TN 37209	New Owner	104-01-0 229.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Beverly K. Snyder, unmarried, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to John W. Lantz, hereinafter called the Grantee, his successors 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 Lot No. 126, on the Plan of West Grove Subdivision, of record in Book 421, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Beverly K. Snyder by deed from Benjamin A. Thompson, an unmarried person, of record in Instrument No. 20040227-0022369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 202 38th Avenue North, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 10/18/04 15:26 2pgs
Fees:13.00 Taxes:555.00

20041018-0125168

10/08/2004 03:03 6153831390 REALTY TITLE GH PAGE 05/08

WITNESS my hand this 8th day of October, 2004.

Beverly K Snyder
Beverly K. Snyder

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Beverly K. Snyder, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Palm Beach Cty, FL, this 8 day of October, 2004.

Sandi M Cooper
Notary Public Sandi M Cooper

My Commission expires

SANDI M. COOPER
MY COMMISSION # DD 234822
EXPIRES: September 3, 2007
Bonded Thru Notary Public Underwriters

10/08/2004 03:03 6153831390 REALTY TITLE GH PAGE 06/08