(2) PICK-UP

WARRANTY DEED

349.65
13
3626

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $34,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF MARCH, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/15/08

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00638

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Shannon B. Snyder	Same as new	MAP:
534 Williamsburg Dr	owner	Parcel:121-4A-34.00 CO
Nashville, TN 37214	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

IAIN C. DUNCAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SHANNON B. SNYDER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 534 Williamsburg Dr, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 11th day of March, 2005.

Iain C Duncan by Pam S Houser attorney-in-fact
Iain C. Duncan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 11th day of March, 2005, before me personally appeared Pam S. Houser to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Iain C. Duncan and acknowledged that she executed the same as the free act and deed of said Iain C. Duncan.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public _____

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 03/17/05 13:47 2 pgs
Fees:13.00 Taxes:349.65
20050317-0029538

EMILY H. PROPHET NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

file # 05-00638

EXHIBIT A - LEGAL DESCRIPTION

Unit 534, PHASE TWO, WILLIAMSBURG CONDOMINIUM UNITS, of record in Plat Book 6900, Page 266, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Deed from Linda A. Tomlin fka Linda A. Copan to Tracy Duncan and wife, Ian Duncan as recorded on the 3rd day of August, 1999, in Book 11602, Page 812 re-recorded in Book 11615, Page 309 and Quitclaim Deed from Tracy Elaine Duncan to Iain Campbell Duncan as recorded on the 29th day of March, 2004 in Instrument No. 20040329-0034751, in the Register's Office for Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Iain C. Duncan pursuant to a power of attorney executed by the same on the 03/07/2005, and being filed for in Instrument # 20050317-0029537, Register's Office for Davidson County, Tennessee.