Davidson County DEEDWARR
Recvd: 05/06/05 13:59 2 pgs
Fees:13.00 Taxes:509.49

20050506-0051472

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$137,700.00**

Lee A. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF **APRIL, 2005.**

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 9-22-2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAWN MICHELLE SNEED	NEW OWNER	**34-5-71**
(NAME) **306 ALTA LOMA ROAD**	(NAME)	
(ADDRESS) **GOODLETTSVILLE, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **WE, PEACE OF EARTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAWN MICHELLE SNEED,*** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*UNMARRIED

Land in Davidson County, Tennessee, being the westerly 85 feet on the easterly 298 feet of the northerly 425 feet of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, R. O. D. C., and further described in part according to a survey by George W. Watkins, Surveyor, September 13, 1955, as follows:

Beginning in the center of Alta Loma Drive at a point 213 feet west of the intersection of said road with the west line of the right-of-way of the L & N Railroad; thence south 3 degrees 25' west 425 feet to a point, which point is 298 feet west of the westerly line of the L & N Railroad right-of-way; thence south 80 degrees east 85 feet to a point; thence north 3 degrees 25' east and along a line parallel with and 213 feet west of said Railroad right-of-way 425 feet to the point of beginning.

Being the same property conveyed to Peace of Earth, LLC from Steven D. Scheibe and Franklin E. Davenport by deed of record in Instrument #20040809-0095658, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 421, page 44, sewer easement of record in Book 4530, page 223, order of taking for drainage easement of record in Book 5820, page 657, said Register's Office, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **306 ALTA LOMA ROAD, GOODLETTSVILLE, TN 37072**
(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 assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 our hands this 29 day of APRIL, 2005.

PEACE OF EARTH, LLC

Sheila H. Tidwell, mbr.

BY: SHEILA TIDWELL, MEMBER

Connie H. Williams, member

BY: CONNIE WILLIAMS, MEMBER

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **SHEILA TIDWELL AND CONNIE WILLIAMS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of **PEACE OF EARTH, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that they as such Members, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **PEACE OF EARTH, LLC**, by themselves as such Members.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2005.

My Commission expires: **September 22, 2007**

Deborah J. Cohen

Notary Public

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.