THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 06/20/05 12:51 2 pgs
Fees:13.00 Taxes:628.63
20050620-0070361

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 108 12 0B/085.00

The actual consideration or value, whichever is greater, for this transfer is $169,900.00

Affiant

Subscribed and sworn to before me this the 13th day of June, 2005.

My Commission Expires: 4/20/09

Notary Public

SHIRLEY A. BEESLEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Connie O. Snyder and Peggy J. Snyder
(Name)
1321 Timber Valley Drive
(Street Address)
Nashville, TN 37214

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty-nine Thousand Nine Hundred Dollars ($169,900.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **DAWN RENEE SWINEY f/k/a DAWN R. KING and JOHN WILLIAM SWINEY, wife and husband,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **CONNIE O. SNYDER and PEGGY J. SNYDER, husband and wife,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot 184 on the Plan of Phase 1A, Section Two, Harborview of record in Plat Book 6900, Page 756, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dawn R. King by Deed recorded on 6/9/03 and of record in Instrument No. 20030609-0079521, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 1321 Timber Valley Drive, Nashville, TN 37214.

Dawn Renee Swiney, Dawn R. King, Dawn Renee King Postlewait and Dawn King Postlewait is one and the same person.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 13th day of June, 2005.

Dawn Renee Swiney f/k/a Dawn R. King

John William Swiney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Dawn Renee Swiney f/k/a Dawn R. King and John William Swiney, husband and wife,** 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 official seal in Nashville, Tennessee, this 13th day of June, 2005.

LINDA F. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/24/09

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