Davidson County DEEDWARR
Recvd: 07/05/05 12:07 2 pg
Fees:13.00 Taxes:832.50

20050705-0076770

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Mary H. Wallace
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of June, 2005.

Notary Public

My Commission Expires: 1/4/06

ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mary H. Wallace
237 Hearthstone Manor Lane
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

160-15-0-A-50.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Connie O. Snyder* hereinafter referred to as Grantors, hereby transfers and conveys to **JAMES O. WALLACE and MARY H. WALLACE, Trustees, or their successors in trust, under the WALLACE LIVING TRUST, dated November 11, 1996, and any amendments thereto** hereinafter referred to as Grantees, their heirs 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 Unit No. 50 Building 12 on the Plan of Hearthstone Manor, Sectin IV of record in Book 6200, Page 144, and amended in Book 6250, Page 900, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Connie O. Snyder by Warranty Deed from John Allan Wade, Married, of record in Book 11302, Page 443, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth per Plat Book 6200, Page 144, and per Plat Book 6250, Page 990, Register's Office of said County.

250600323

* married

Restrictive Covenants of record in Deed Book 6424, Page 839; Book 6582, Page 154; Book 6600, Page 3; Book 6884, Page 251; Book 6916, Page 230; Book 7393, Page 749, as amended in Book 7398, Page 907; Book 7403, Page 563 and amended in Book 6200, Page 642 and in Book 6200, Page 144, Register's Office of said County.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 237 Hearthstone Manor Lane, Brentwood, TN 37027.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 30th day of June, 2005.

Connie O. Snyder

Peggy Jean Snyder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Connie O. Snyder, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

* and Peggy Jean Snyder HAD

Witness my hand and official seal this 30th day of June, 2005.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

250600323