Davidson County DEEDWARR
Recvd: 08/26/05 09:20 2 pgs
Fees:13.00 Taxes:506.90

20050826-0102179

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF August, 2005.

NOTARY PUBLIC: Susan Hensley Newton

MY COMMISSION EXPIRES: 11-26-2005

(AFFIX SEAL)

SUSAN FRENSLEY NEWTON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Wenzler 5909 Robert E. Lee Ct. Nashville, TN 37215	New Owner	Map 106-09 Parcel 9

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,

William W. Snyder, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ronald E. Wenzler

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

A TRACT OF LAND IN THE SIXTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 10 ON THE MAP OF THE LANDS OF L. P. HAGAN, AS OF RECORD IN BOOK 843, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING PART OF LOT "G" ON SAID PLAN AND BEING IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF FESSLERS LANE, FORMERLY WOODYCREST AVENUE AND KILVINGTON BOULEVARD, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY GEORGE E. DANIELS, DATED JULY 25, 1979, AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE RADIUS TURN OUT IN THE NORTHEAST INTERSECTION OF FESSLERS LANE AND KILVINGTON BOULEVARD AND BEING IN THE EASTERLY RIGHT-OF-WAY OF FESSLERS LANE AND PROCEEDING AS FOLLOWS: WITH THE EASTERLY RIGHT-OF-WAY OF FESSLERS LANE, N 1° 43' E, A DISTANCE OF 143.15 FEET TO AN IRON PIN, THENCE LEAVING THE EASTERLY RIGHT-OF-WAY OF FESSLERS LANE AND WITH THE SOUTH LINE OF THE TENNESSEE MACHINERY COMPANY PROPERTY S 89° 51' E, A DISTANCE OF 60 FEET TO A P.K. NAIL IN THE NORTHERLY RIGHT-OF-WAY OF KILVINGTON BOULEVARD; THENCE, WITH THE NORTHERLY RIGHT-0F-WAY OF KILVINGTON BOULEVARD N 89° 51' W, A DISTANCE OF 39.45 FEET TO A P.K. NAIL IN THE RADIUS TURN OUT; THENCE WITH THE RADIUS TURN OUT BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 20 FEET, A DISTANCE OF 31.96 FEET TO THE POINT OF BEGINNING, AS PER SURVEY BY TURNER ENGINEERING COMPANY, DATED JULY 25, 1979.

BEING THE SAME PROPERTY CONVEYED TO GARY MCCRARY, DANNY E. ATKINS AND WILLIAM W. SNYDER BY DEED FROM ROBERT P. ZIEGLER, DATED FEBRUARY 18, 1992, AND OF RECORD IN BOOK 8552, PAGE 660, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO DANIEL E. ATKINS AND WILLIAM W. SNYDER BY QUITCLAIM DEED FROM GARY MCCRARY, A SINGLE PERSON, DATED SEPTEMBER 8, 1992, AND OF RECORD IN BOOK 8738, PAGE 132, SAID REGISTER'S OFFICE. PROPERTY NOW VESTS IN WILLIAM W. SNYDER BY QUITCLAIM DEED FROM DANIEL E. ATKINS, DATED JUNE 14, 1993, AND OF RECORD IN BOOK 8989, PAGE 777, SAID REGISTER'S OFFICE.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR'S SPOUSE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 843, Page 80, Register's Office for Davidson County, Tennessee.
3) Property is subject to Real Estate Lease of record in Book 7901, Page 540, said Register's Office.
4) Property is subject to an easement for sanitary sewer/storm drain granted to Metro Government of record in Book 4834, Page 481, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 460 Woodycrest Avenue, Nashville, TN 37210
(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 and 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 my hand(s) this 15th day of August, 2005.

William W. Snyder

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, William W. Snyder, married, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076