PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44083

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/05 14:24 3 pgs
Fees:18.00 Taxes:591.63

20050831-0104492

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$159,900.00. Amanda M Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **24th DAY OF AUGUST, 2005.**

E. Mannix
Notary Public

MY COMMISSION EXPIRES: 11-25-06

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
ASHLEY KUZMA **225 53RD Avenue, North** **Nashville, TN 37209**	NEW OWNER	**91-15-84** **25W 9805**

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, **I, HILLMAN SNYDER, JR., EXECUTOR OF THE ESTATE OF LINDA FAYE METTS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEY KUZMA, Unmarried**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Linda Faye Metts by deeds of record in Instrument Number 20031230-0183830 and 20031126-0172140, and book 10512, page 878, said Register's Office. Linda Faye Metts has died. Her will, probated in Davidson County, Tennessee in Case Number 05P323, names Hillman Snyder, Jr., as Executor and authorizes him to sell the subject property.

This property is improved (X) known as 225 53rd Avenue, North, Nashville, Tennessee 37209

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 this 24th day of August, 2005.

Hillman Snyder Jr. Executor
HILLMAN SNYDER, JR., EXECUTOR OF THE ESTATE OF LINDA FAYE METTS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HILLMAN SNYDER, JR., EXECUTOR OF THE ESTATE OF LINDA FAYE METTS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 24th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being a part of Block No. 14 on the Plan of Realty Savings Bank and Trust Companys Revised Plan of West Extension of Charlotte Park Companys First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows, to wit:

Beginning on the westerly margin of 53rd Avenue, formerly 12th Street, at a point 220 feet south of the southerly margin of Nevada Avenue, thence with the westerly margin of 53rd Avenue, southwardly 50 feet to the northeast corner of the property conveyed to Clevis Baker and wife, by deed from Julius Parman et al, of record in Book 1450, page 65, said Registers Office; thence with said Bakers northerly line westerly 137 feet, more or less, to the easterly margin of the right of way of a proposed spur track of the N. C. & St. L. Railway; thence with the said right of way, northwardly 50 feet; thence eastwardly 138 feet, more or less, to the beginning.