Davidson County DEEDWARR
Recvd: 03/15/06 11:00 2 pgs
Fees:13.00 Taxes:229.40

20060315-0029819

WILLIAM B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$62,000.00**.

Affiant

Subscribed and sworn to before me, this the 10th day of March, 2006.

Notary Public

My commission expires: 4-9-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429 Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Juanita F. Hartman	Same	082 160 164.00
2280 Grassy Creek Rd		
Greeneville TN 37743		

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 ACKNOWLEDGE, WE,

M.Carl Sneeden, an unmarried man

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

Juanita F. Hartman, an unmarried woman

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:

BEING Lot No. 9, on the plan of J. L. Valentino's Plan of Lots on Russell Street, of record in Book 57, page 87, Register's Office, Davidson County, Tennessee.

SAID Lot No. 9 is described as follows: Beginning on the southerly margin of Russell Street at the corner of Lots 8 and 9; thence with the line between said two lots, southwardly 175 feet to the northerly margin of an alley; thence with said alley, eastwardly 28 feet to the westerly margin of another alley; thence with last mentioned alley, northeastwardly 37 feet to the corner of Lots 9 and 10; thence with the line between said two lots, northwardly 142 feet to the southerly margin of Russell street; thence with said Street, westwardly 50 feet to the point of beginning.

BEING the same property conveyed to M. Carl Sneeden, by instrument executed August 17, 1993, which is of record in Book 9051 page 73, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown on the plan of J. L. Valentino's Plan of Lots on Russell Street, of record in Book 57, page 87, Register's Office, Davidson County, Tennessee; and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office.

This is improved (**XXX**) Unimproved (____) property, known as **942 Russell Street, Nashville, Tennessee 37206**

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 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 convenant 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/our hand(s) this 10th day of March, 2006.

M.Carl Sneeden

(Single)

WILLIAM B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **M.Carl Sneeden,** the within named bargainor, 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 **10th** day of **March, 2006.**

Notary Public

My Commission Expires: 4-9-06