Davidson County DEEDWARR
Recvd: 06/28/06 10:24 2 pgs
Fees:13.00 Taxes:451.40
20060628-0077198

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

JEAN K PETERSON NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

06-0606-72366 My Commission Expires Jan 15, 2008

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $122,000.00

Affiant

Subscribed and sworn to before me, this 23 th day of June, 2006.

Notary Public
My commission expires: ~~02/24~~/08 01-15-08

Address of New Owner:	Send Tax Bills to:	Tax Information
Lynette Snyder 410 Dennywood Drive Nashville TN 37214	Pinnacle Direct Funding Corp 1500 Lee Road Orlando, FL 32810	84-11-13.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sam Casarez, Jr. and wife, Lori Casarez, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lynette Snyder, hereinafter called the Grantees, their successors 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 Lot No. 80, on the Plan of Maplecrest, of record in Book 1835, Pages 27-28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allison Osborne by deed from Phyllis Ramsey, dated 5-01-00, of record in Instrument No. 20000509-0046774, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sam Casarez, Jr. and wife, Lori Casarez by deed from Allison Osborne, dated 8-20-04, of record in Instrument No. 20040826-0103440, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 410 Dennywood Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23rd ~~th~~ day of June, 2006.

Sam Casarez, Jr.

Lori Casarez

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sam Casarez, Jr. and Lori Casarez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 23 th day of June, 2006.

~~Kathleen Tomlinson~~ Jean K. Peterson
~~Davidson~~

My Commission expires ~~02/24/08~~
01-15-08

PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 CRESTMOOR RD, STE 300
NASHVILLE, TN 37215

JEAN K PETERSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN
My Commission Expires Jan 15, 2008