

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of September, 2006.

Notary Public

My Commission Expires: 6-9-07

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:
Christopher Snyder and Samantha K. Snyder, husband and wife

121 Stone Briar Court
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

180030A04400CO

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, Stone Steps Realty, Inc. hereinafter referred to as Grantors, hereby transfers and conveys to Christopher Snyder and Samantha K. Snyder, husband and wife, 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:

BEING Lot No. 51 on the Plan of Section 1C, Stone Creek Park, as shown by plat of record in Plat Book 9700, Page 266, amended in Book 9700, Page 469, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stone Steps Realty, Inc. by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, as Substitute Trustee of record in Instrument Number 20060412-0041923, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Davidson County DEEDWARR
Recvd: 10/04/06 13:08 2 pgs
Fees:13.00 Taxes:1010.10
20061004-0123108

Restrictive Covenants of record in Deed Book 10324, Page 365, Register's Office of said County.

Charter of record in Book 10324, Page 358, Register's Office for said County.

Easement as shown of record in Deed Book 6218, Page 199, Register's Office for said County.

Agreement of record in Book 6068, Page 119, Register's Office for said County

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.

County and/or City taxes for the year 2006, 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 121 Stone Briar Court, Nashville, TN 37211.

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 26th day of September, 2006.

Stone Steps Realty, Inc.

By: _____
Jeff Carneal, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Jeff Carneal with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of Stone Steps Realty, Inc., a Tennessee corporation, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as said officer.

Witness my hand and official seal this 26th day of September, 2006.

_____
Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON