Davidson County DEEDWARR
Recvd: 04/13/07 11:52 2 pgs
Fees:13.00 Taxes:369.63
20070413-0044660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of March, 2007.

Notary Public

My Commission Expires: 9-19-09

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

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:
Eva Alabouzos and Hillman Snyder and wife, Janie Snyder
0 Cub Creek Road
nashville, Tennessee 37029

SEND TAX BILLS TO:
New Owners
8517 Cub Creek
Nashville, TN 37209

MAP-PARCEL NUMBERS:
077.00-0-085.00 &
077.00-0-084.00

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, **Domingo A. Carletello and wife, Stacy L. Carletello** hereinafter referred to as Grantors, hereby transfers and conveys to **Eva Alabouzos and Hillman Snyder and wife, Janie Snyder,** 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:

TRACT NO. 1

LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON THE WESTERLY MARGIN OF CUB CREEK ROAD AND BOUNDED ON THE SOUTH BY MUNDY, MILLER AND HOBBS, ON THE NORTH BY WRIGHT PROPERTIES,INC AND TRACT NO. 2 AND MORE PARTICULARLY DESCRIBED AND FOLLOWS:

BEGINNING A AN IRON ROD NEW IN THE WESTERLY MARGIN OF CUB CREEK ROAD, THE NORTHEAST CORNER OF THOMAS L. MUNDY (BOOK 9646, PAGE 246 R.O.D.C) AND THE SOUTHEAST CORNER OF THIS TRACT; THENCE WITH THE NORTH LINE OF MUNDY NORTH 63 DEG. 00 MIN. 00 SEC. WEST 1016.30 FEET TO AN IRON PIPE OLD, A COMMON CORNER WITH JIMMY DALE MILLER (INSTRUMENT #20010105-0001794 R.O.D.C.); THENCE WITH A FENCE LINE AND THE NORTH LINE OF MILLER NORTH 45 DEG. 40 MIN. 56 SEC. WEST 591.94 FEET TO A 16" RED OAK TREE IN SAID FENCE LINE; THENCE NORTH 55 DEG. 43 MIN. 08 SEC. WEST 211.37 FEET TO AN IRON POST OLD, A COMMON CORNER WITH BETTY MILLER HOBBS (BOOK 7294, PAGE 921 R.O.D.C.) AND WRIGHT PROPERTIES, INC. (BOOK 5356, PAGE 897 R.O.D.C.); THENCE WITH THE SOUTH LINE OF WRIGHT PROPERTIES, INC. SOUTH 86 DEG. 31 MIN. 45 SEC. EAST 705.71 FEET TO AN IRON POST OLD; THENCE SOUTH 03 DEG. 01 MIN. 22 SEC. EAST 81.34 FEET TO AN IRON POST OLD, A COMMON CORNER WITH TRACT NO. 2, TRACT NO. 3 AND THIS TRACT; THENCE WITH THE WEST LINE OF TRACT NO. 2 SOUTH 03 DEG. 01 MIN. 22 SEC. EAST 247.50 FEET TO AN IRON ROD NEW; THENCE WITH THE SOUTH LINE OF TRACT NO. 2 SOUTH 65 DEG. 32 MIN. 43 SEC. EAST 1018.57 FEET TO THE WESTERLY MARGIN OF CUB CREEK ROAD, THE SOUTHEAST CORNER OF TRACT NO. 2 AND THE NORTHEAST CORNER OF THIS TRACT; THENCE WITH THE MARGIN OF CUB CREEK ROAD SOUTH 35 DEG. 49 MIN. 25 SEC. WEST 248.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.43 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY KENNETH W. MORTON, R.L.S. #623, DATED 8/15/01.

TRACT NO. 2

LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON THE WESTERLY MARGIN OF CUB CREEK ROAD AND BOUNDED ON THE SOUTH AND WEST BY TRACT NO. 1, AND ON THE NORTH BY TRACT NO. 3 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD NEW IN THE WESTERLY MARGIN OF CUB CREEK ROAD, THE,NORTHEAST CORNER OF THOMAS L. MUNDY (BOOK 9646, PAGE 246 R.O.D.C.), AND THE SOUTHEAST CORNER OF TRACT NO. 1; THENCE NORTH 35 DEG. 49 MIN. 25 SEC. EAST 248.17 FEET TO AN IRON ROD NEW, THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE LEAVING THE MARGIN OF SAID ROAD WITH THE NORTH LINE OF TRACT NO. 1 NORTH 65 DEG. 32 MIN. 43 SEC. WEST 1018.57 FEET TO AN IRON ROD NEW THE SOUTHWEST CORNER OF THIS TRACT; THENCE NORTH 03 DEG. 01 MIN. 22 SEC. WEST 247.50 FEET TO AN IRON POST OLD, A COMMON CORNER WITH WRIGHT PROPERTIES, INC. (BOOK 5356, PAGE 897 R.O.D.C.) AND TRACT NO. 3; THENCE WITH THE SOUTH LINE OF TRACT NO. 3 SOUTH 67 DEG. 12 MIN. 18 SEC. EAST 1203.29 FEET TO AN IRON ROD NEW IN THE MARGIN OF CUB CREEK ROAD, THE SOUTHEAST CORNER OF TRACT NO. 3 AND THE NORTHEAST CORNER OF THIS TRACT; THENCE WITH THE MARIN OF SAID ROAD AND A CURVE TO THE LEFT HAVING A RADIUS OF 738.76 FEET AND A LENGTH OF 165.65 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 51 DEG. 31 MIN. 53 SEC. WEST 165.30 FEET TO THE POINT OF TANGENT; THENCE SOUTH 35 DEG. 49 MIN. 25 SEC. WEST 98.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.02 ACRES MORE OR LESS ACCORDING TO A SURVEY BY KENNETH W. MORTON, R.L.S. #623, DATED 8/15/01.

Being the same property conveyed to Domingo A. Carletello and wife, Stacy L. Carletello by Warranty Deed from Betty Ann Davidson and Mildred J. Fairbanks, of record in Instrument No. 20030429-0057323, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 2007, 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 unimproved property known as 0 Cub Creek Road, nashville, TN 37029.

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 30th day of March, 2007.

Domingo A. Carletello

Stacy L. Carletello

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Domingo A. Carletello and Stacy L. Carletello, with whom I am personally acquainted, or 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 and official seal this 30th day of March, 2007.

Notary Public

My Commission Expires: 9-19-09

270301396

SONYA SULLIVAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009