Davidson County DEEDWARR
Recvd: 05/31/07 11:16 2 pgs
Fees:13.00 Taxes:675.25

20070531-0064618

WARRANTY DEED

R-ERA-07-0209

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF May, 2007

Notary Public

MY COMMISSION EXPIRES: 4/30/2010 (AFFIX SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 30, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Leslie Warden Sneed	American Home Mortgage (NAME)	
201 Centreboard Court (ADDRESS)	538 Broadhollow Rd (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Melville NY 11747 (CITY) (STATE) (ZIP)	151-9-B-64.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PATRICIA SELLERS JOYCE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LESLIE WARDEN SNEED, married, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 62, PHASE 1-B, LAKESIDE COVE AT PERCY PRIEST, as shown on plat of record in Instrument No. 20050110-0003257, corrected at Instrument No. 20050707-0078439, in the Register's Office, Davidson County, Tennessee. to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patricia Sellers, an unmarried woman by Warranty Deed from Centex Homes, a Nevada General Partnership recorded April 27, 2006 in Instrument No. 20060427-0048471, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat of record in Instrument No. 20050110-0003257 and corrected in Instrument No. 20050707-0078439; Covenants, Conditions and Restrictions of record in Instrument No. 20041105-0133677; By-Laws of record in Instrument No. 20041105-0133677; Easement for Water Mains of record in Book 8175, Page 783; and Stormwater Detention Agreement of record in Instrument No. 20040914-0110817, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 201 Centreboard Court, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of May, 2007.

Patricia Sellers Joyce
Patricia Sellers Joyce

Michael Joyce

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Sellers Joyce and Michael Joyce, the within named bargainor, 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 the 25th day of May, 2007.

Notary Public

My Commission Expires: 3-5-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR [illegible]

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903