Davidson County DEEDWARR
Recvd: 07/05/07 09:27 5 pgs
Fees:28.00 Taxes:7.40
20070705-0079814

THIS INSTRUMENT WAS PREPARED BY:

Eric K. Lockert
Lockert Law Firm, PLLC
A Professional Limited Liability Company
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Ashland City, Tennessee 37015
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ADDRESS NEW OWNER(S):

HILLMAN SNYDER and wife,
JANIE SNYDER
8517 CUB CREEK ROAD
NASHVILLE, TENNESSEE 37209

SEND TAX BILLS TO:
Same

MAP: 077.00
PARCELS: 085.00 & 084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, EVA ALAHOUZOS,** hereinafter called the Grantor, **her** heirs and assigns, have bargained and sold, and by these presents do hereby **CONVEY, TRANSFER, REMISE, RELEASE, AND RELINQUISH her total undivided interest** unto **HILLMAN SNYDER and wife, JANIE SNYDER** the Grantees herein, **their** heirs and assigns, in a certain tract or parcel

of land located in the 8th Civil District of Davidson County, State of Tennessee, described as follows:

TRACT # 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 as follows:

BEGINNING 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 the tract: thence with the north line 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 #200110105-0001794 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 wit 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 the 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 # 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 margin 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 Eva Alahouzos, a married woman, and Hillman Snyder and wife, Janie Snyder on March 30, 2007 from Domingo A. Carletello and wife, Stacy L. Carletello by Warranty Deed recorded as Instrument Number: 2007-0413-0044660, in the 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. County and/or City taxes for the year 2007, a lien not yet due and payable.

THIS is unimproved property known as 0 Cub Creek Road, Nashville, Tennessee 37209.

JOHN ALAHOUZOS joins in this conveyance for the sole purpose of conveying any marital interest that he may have or had in said above described property.

THIS DEED is prepared from information of prior deeds furnished by the Grantor. No title search performed nor opinion given.

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 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 be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 20th day of June, 2007.

EVA ALAHOUZOS, Grantor

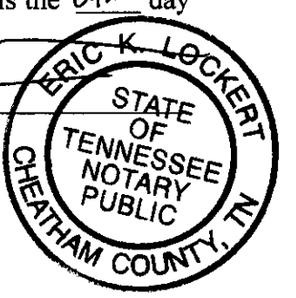
JOHN ALAHOUZOS

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within name **EVA ALAHOUZOS**, the bargainor, and **JOHN ALAHOUZOS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they have executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 21st day of June, 2007.

Notary Public



My Commission Expires: 11/16/2010

WITNESS my hand this the 21st day of June, 2007.

STATE OF Tennessee)
COUNTY OF Cheatham)

As required by *Tennessee Code Annotated Section 67-4-409 a(4) and (a)(6)(A)* the undersigned being a Grantee, Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **TWO THOUSAND DOLLARS ($2,000.00 DOLLARS)**.

Hillman Snyder, Affiant

Janie Snyder, Affiant

Sworn to and subscribed before me, this 21st day of June, 2007.

Notary Public



My Commission Expires: 11/16/2010