This Instrument was Prepared by:
Ralph "Al" Frazier, Attorney at Law
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P09-1257-D

BILL GARRETT, Davidson County
Trans:T20090061790 DEEDWARR
Recvd: 09/09/09 11:01 2 pgs
Fees:13.00 Taxes:481.00
20090909-0084395

WARRANTY DEED

Address of New Owners:
Mr. David Lee Snyder, Jr.
7444 Lakeview Drive
Nashville, TN 37209

Send Tax Bills To:
New Owner

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Stacey Camille Sawyers, as Conservator of Joseph Dodson Sawyers pursuant to an Order appointing Conservator, Docket No. 05P-457

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

David Lee Snyder, Jr.

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lying and being in the Eighth Civil District of Davidson County, State of Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 23 and 27, 1961 and being more particularly described as follows:

BEGINNING at the intersection of the Northwesterly margin of Lakeview Drive and the Northeasterly margin of a 50-foot unnamed road, said intersection lying North 56 degrees East 2,562 feet along the Northwesterly margin of said drive from the Northeasterly line of the Fourth Tract of land, containing 265 acres, more or less, conveyed to Cecil Collins by deed from Fred Webb Jackson and wife, as of record in Book 2491, Page 177, Register's Office for said County; thence with the Northeasterly margin of said unnamed road, North 36 degrees West 497.3 feet to an iron pin; thence leaving said unnamed road North 54 degrees East 265 feet to an iron pin; thence South 36 degrees East 497.3 feet to an iron pin in the Northwesterly margin of Lakeview Drive; thence with the Northwesterly margin of said drive, South 54 degrees West 265 feet to the beginning, containing 3.03 acres, more or less.

Included but excluded from the above described property is a small parcel of land lying adjacent to said intersection of Lakeview Drive and a 50-foot unnamed road, being the South corner of the above described property, said excluded parcel providing a gradual turn to the left having a radius of 25-feet from said 50-foot unnamed road onto Lakeview Drive.

Being the same property conveyed to J.D. Sawyers and wife, Rita F. Sawyers by deed from Adrian J. Shelton and wife, Betty S. Shelton, dated March 13, 1972 of record in Book 4618, Page 790, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Driveway Easement of record in Book 6394, Page 427, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Lakeview Drive and a 50 foot unnamed road.

This is ( ) Unimproved (X) Improved property known as 7444 Lakeview Drive, Nashville, TN 37209

THIS CONVEYANCE IS SUBJECT TO: 2009 Davidson Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 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 the 4th day of September, 2009.

Joseph Dodson Sawyers (also known as J.D. Sawyers)

By: Stacey Camille Sawyers Conservator
Stacey Camille Sawyers, conservator

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stacey Camille Sawyers as conservator for Joseph Dodson Sawyers, also known as J.D. Sawyers, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of September, 2009.

Notary Public

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: March 20, 2010

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of September, 2009.

Notary Public

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: March 20, 2010

Map: 88
Parcel: 16.00