This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20110000049 DEEDWARR
Recvd: 01/03/11 08:29 3 pgs
Fees:18.00 Taxes:244.20
20110103-0000057

WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Rose Mary Snyder 1320 Bellshire Drive Nashville, TN 37207	Same
Map & Parcel No.: 080 04 0 076.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **MARIE THERESE WERRBACH**, a married person and **CHARLES F. BROWN**, a married person ("Grantors"), have bargained and sold and does hereby transfer and convey unto **ROSE MARY SNYDER** ("Grantee"), a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 1725 South Hamilton Road, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, her heirs and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple; that they have a good right to sell and convey the same; and that the same is unencumbered. AND Grantors do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

Otto W. Werrbach, Jr, husband of Marie Therese Werrbach, joins in the execution of this Warranty Deed for the purpose of conveying any rights he may have by virtue of being married to the Grantor.

Alberta O. Brown, wife of Charles F. Brown, joins in the execution of this Warranty Deed for the purpose of conveying any rights she may have by virtue of being married to the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of December, 2010.

Marie Therese Werrbach
Marie Therese Werrbach

Otto W. Werrbach, Jr
Otto W. Werrbach, Jr

Charles F. Brown
Charles F. Brown

Alberta O. Brown
Alberta O. Brown

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kim LeGate, a Notary Public in and for said County and State, Marie Therese Werrbach & spouse, Otto W. Werrbach, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of December, 2010.

NOTARY PUBLIC

KIM LEGATE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1-9-12

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kim LeGate, a Notary Public in and for said County and State, Charles F. Brown, and spouse, Alberta O. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of December, 2010.

NOTARY PUBLIC

KIM LEGATE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1-9-12

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $66,000.00.

Rose Mary Snyder
AFFIANT

Subscribed and sworn to before me this 31st day of December, 2010.

NOTARY PUBLIC

KIM LEGATE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1-9-12

Exhibit A

A certain tract of land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 9 of Block 2 on the Map of G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 421, page 191, Register's Office for said County, and described as follows:

Beginning at a point in the center of South Hamilton Road, at the common corner of Lots Nos. 9 and 10 of Block 2; thence northwesterly, with the line between said lots, 312 feet to a point, the common corner of Lots Nos. 9, 10 and 2; thence northeasterly 45 feet to the southwest corner of the property conveyed to Cordell L. Goolsby and wife, by deed from Theodore E. Griffith and wife, of record in Book 1541, page 96, said Register's Office; thence with Goolsby's line, southeastwardly 55 feet; and continuing with his line, northeastwardly 185 feet to a point in the center line of Doak Avenue; thence with the center of said Avenue, southeastwardly 187.5 feet to the intersection with the center of South Hamilton Road, being also the beginning of a curve; thence with the center of Doak Avenue, being also the center of South Hamilton Road, in a southeasterly direction, with said curve, 112.8 feet, said curve having a radius of 65 feet; thence in a southwesterly direction, with the center of South Hamilton Road, 131 feet to the point of beginning.

Being the same property conveyed to Miss Agnes Camille Brown, unmarried, by deed from Della N. Brown, unmarried, of record in Book 5304, page 891, Register's Office for Davidson County, Tennessee.

Included in the foregoing legal description but excluded from this conveyance is the following tract:

Being part of Lot No. 9 of Block 2 on the Map of G. T. Sheegog's Subdivision at Bordeaux of record in Book 421, page 191, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northwesterly common corner 295.5 feet from the intersection of Doak Avenue and County Hospital Road; thence South 41° 57' East 9.83 feet; thence South 47° 43' West 103.25 feet to a point in the line of Mr. and Mrs. Carson Brumitt; thence with said line North 41° 42' East 103.88 feet to the point of beginning.

Being the same property conveyed to Mr. and Mrs. Carson Brummett by Quit Claim Deed from Della N. Brown, of record in Book 4359, page 180, Register's Office for Davidson County, Tennessee.

The Property was devised to Rose Mary Snyder, Charles F. Brown, and Marie Therese Werrbach by Last Will and Testament of Agnes Camille Brown, who died on May 13, 2005, as filed and admitted to probate on June 21, 2006, in The Seventh Circuit Court for Davidson County, Tennessee, at Nashville, Probate Division, Case No. 06P-865.