BOOK 10197 PG 728

Prepared by:
Monica D. Edwards, Esq
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:
Earl Tyler and Don Tyler
301 Grace Street
Nashville, TN 37207

SEND TAX BILLS TO:
Same

MAP: 92-06
Parcel 506

WARRANTY DEED

FOR AND IN CONSIDERATION **OF THE SUM OF THREE THOUSAND FIVE HUNDRED ($3,500.00) DOLLARS, GLORIA Y, ARMSTRONG,** unmarried, GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **EARL TYLER** and **DON TYLER,** with rights of survivorship, GRANTEES herein, their heirs, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> ***LAND*** *in Davidson County, Tennessee, being Lot No. 80 on the Map of Faulconer and Ashcraft's Subdivision of Lots Nos. 18 and 19 of the Boyd McNairy Tract, as of record in Book 57, Page 121, Register's Office for Davidson County, Tennessee.*
>
> ***SAID*** *Lot No. 80 fronts 36 feet on the northerly side of Booker Street, formerly Hamilton Street, and runs back between parallel lines 106 feet to an alley.*
>
> ***BEING*** *the same property conveyed to Gloria Y. Armstrong by deed from Rose Ann Clinger and spouse, Willie Clinger, of record in Book 7238, Page 341, Register's Office for Davidson County, Tennessee.*

This is improved property known as 2704 Booker Street, Nashville, Tennessee 37208.

BUYERS PURCHASE PROPERTY "AS IS" AND ASSUME 1996 PROPERTY TAXES FOR WHICH THEY HAVE BEEN GIVEN CREDIT THROUGH DATE OF DEED

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs, successors and assigns, forever. And GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized an possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And she does further covenant and bind herself, her heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their

heirs, successors and assigns against the lawful claims of all persons, whomsoever.

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WITNESS my hand this 19th day of September, 1996.

Gloria Y. Armstrong
GLORIA Y. ARMSTRONG

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GLORIA Y. ARMSTRONG,** the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 19th day of September, 1996.

Monica D Edwards
NOTARY PUBLIC

My Commission Expires: 11/22/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **THREE THOUSAND FIVE ($3,500.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

Gary D. Bar
AFFIANT

SWORN to and **SUBSCRIBED** before me this 19th day of September, 1996.

Monica D Edwards
NOTARY PUBLIC

My Commission Expires: 11/22/97

0856 09/20 0101 03CHECK 21.95

PICK-UP
96 SEP 20 AM 11:13
FELIX A. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

02274 89
IDENTIF. & REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 3500.00
CON TX 12.95
PRFEE 1.00
MDEED 8.00
TOTAL 21.95
CHECK 21.95

09/20/96 01 11:20 0001 0856

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227489
IDENTIF. & REFERENCE

96 SEP 20 AM 11:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1033275