After Recording Return To:
Title Enterprises, LLC
3364 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

BOOK 11121 PAGE 77

# WARRANTY DEED

**FOR AND IN CONSIDERATION** OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Mildred W. Davis and Gloria W. Luttrell Co-Trustees of the Woodroof Family Trust,** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **Carolyne Y. Tyler, unmarried** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson County, State of Tennessee**, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

0490407
IDENTIF. # REFERENCE

98 SEP 22 AM 9:38
BILL GARDNER REGISTER
DAVIDSON COUNTY, TN.

**TO HAVE AND TO HOLD** said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

**Witness our hands this** 9th **day of** September, **19** 98.

Mildred W. Davis
**MILDRED W. DAVIS, CO-TRUSTEE**

Gloria W. Luttrell
**GLORIA W. LUTTRELL, CO-TRUSTEE**

3521 09/22 0101 03CHECK
89.0

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 11121 PAGE 78

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MILDRED W. DAVIS AND GLORIA W. LUTTRELL**, the within named bargainors, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument on behalf of WOODLAWN FAMILY TRUST, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

**Witness my hand and official seal this** 9th **day of** September, **1998.**

Lola A. Taylor
**Notary Public**

**My Commission Expires:** 02-22-2002

NOTARY PUBLIC AT LARGE
LOLA A. TAYLOR
RUTHERFORD COUNTY TENNESSEE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is **$20,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Grant B. Stockton
**Affiant**

**Subscribed and sworn to before me this** 9th **day of** September **1998.**

Lola A. Taylor
**Notary Public**

My Commission Expires: 02-22-2002

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Enterprises, LLC
3354 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

Property address
1231 Lischey Ave.
Nashville, TN
37207

**MAP AND PARCEL NUMBERS: 71-15-471.00**

**ADDRESS NEW OWNER:**

**CAROLYN TYLER**
525 Judd Drive
Nashville, TN.
37218

**SEND TAX BILLS TO:**

**SAME**

Exhibit A



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

Being Lot No. 24 on the Plan of Richardson's Addition to East Nashville, as of record in Book 161, page 5, Register's Office for said County.

Said Lot No. 24 fronts 37 feet on the easterly side of North 4th Street, formerly Lischey Avenue, and runs back 156.4 feet on the southerly line and 156.2 feet on the northerly line, with the southerly margin of Mile End Avenue (now Known as Douglas Avenue) to an alley measuring 45.2 feet thereon.

Being the same property conveyed to A. R. Woodroof and wife, Hettie Woodroof (both now deceased) by Deed from David F. Morrison and wife Geneva F. Morrison, of record in Book 3403, page 353, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Mildred W. Davis and Gloria W. Luttrrell in their capacities as Co-Trustees of the Woodroof Family Trust by Deed from Gloria W. Luttrell and Mildred W. Davis, Co-Executrixes of the Estate of Hettie Woodroof, deceased dated January 22, 1987 and recorded January 23, 1987 in Book 7115, page 912, Register's Office for Davidson County, Tennessee.

**OFFICIAL RECEIPT**

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11121 PAGE 80

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 89.00
CHECK 89.00

09/22/98 01 09:38 0001 3521

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0490407
IDENTIF. ↑ REFERENCE

98 SEP 22 AM 9:38

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1348875