THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 16967**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $83,000.00. Affiant Subscribed and sworn to before me, this 16th day of MAY, 2000. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 23, 2000

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REC'D FOR REC 05/19/2000 12:21:14PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $307.10

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
TIM A. TYLER PATRICK L. MALONE 2209 Crestmoor Road Nashville, Tennessee 37215	NEW OWNER	MAP 156-09-0 PAR 47.00 FB 09D83687

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PATRICK MALONE, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TIM A. TYLER, MARRIED AND PATRICK L. MALONE, MARRIED,("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of MAY, 2000.

Patrick Malone
PATRICK MALONE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PATRICK MALONE , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of MAY, 2000.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Revision Two Final Plat for Chase Creek, as of record in Plat Book 9700, page 524, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Albert Wilson, unmarried, and Patrick Malone, married, by deeds from Chase Creek, LLC of record in Book 11425, Page 751, Book 11425, page 728, Book 11425, page 741, Book 11425, page 746, Book 11425, page 732, and Book 11425, page 736, Register's Office for Davidson County, Tennessee. The said Albert Wilson having conveyed his interest in said property to Patrick Malone by quitclaim deed appearing as Instrument No. 20000110003102, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 10659, page 914; (3) Easements of record in Book 10232, page 329; and (4) All matters appearing on the Plan of record in Plat Book 9700, page 524, said Register's Office.