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Realty Title 482

RECORD & RETURN TO:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37064-1369

Davidson County DEEDWARR
Recvd: 11/09/01 12:39 2pgs
Fees:13.00 Taxes:1324.60

20011109-0123402

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File # 17543

WARRANTY DEED

Name and Address of New Owner: **Randy Daly and wife, Karen Daly** **837 Kirkwood Avenue** **Nashville, TN 37204**
Send Tax Bills To: Bank of America, N.A. 2059 Northlake Parkway Tucker, GA 30084

Street Address of Subject Property **837 Kirkwood Avenue** **Nashville, TN 37204**	**Map – Parcel No.:** **Map: 118-5** **Parcel: 167.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Garry Tallent and wife, Tammy Tallent**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Randy Daly and wife, Karen Daly,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Doyle Subdivision, as of record in Plat Book 9700, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Garry Tallent and wife, Tammy Tallent by Warranty Deed from Theresa Doyle, and husband Marcel Sauve of record in Book 10003, page 447, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

2. Matters shown on plan of record in Book 9700, page 81, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 837 Kirkwood Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 31 day of October, 2001.

Garry Tallent

Tammy Tallent

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 31, 2001, before me personally appeared Garry Tallent and Tammy Tallent to me know (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 31 day of October, 2001.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $358,000.00

Affiant

Subscribed and sworn to before me, this 31st dayof October, 2001.

NOTARY PUBLIC

DONNA J. VANDERMEER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003