PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(ST) Title No: 43130
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/17/01 14:47 2pgs
Fees:13.00 Taxes:342.62
20011217-0139105

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nicole A. Tyree 4008 Dakota Ave. Nashville, TN 37209	Pulte Mortgage 7475 South Jollet Street Englewood, CO 80112

TAX MAP-PARCEL NUMBERS: 091-16-351

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$92,600.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul Salveson, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicole A. Tyree** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of the Subdivision of the P. S. Sturop Lands of record in Chancery Court Plan Book 2, Page 78 Register's Office for said County.

Said Lot No. 46 fronts 50 feet on the northerly margin of Dakota Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Paul Salveson by deed from William B. Hendricks, Jr., and wife, Mary Ann Hendricks and John M. Hendricks and wife, Marsha C. Hendricks of record in Book 10059, Page 603, Register's Office for Davidson County, Tennessee.

Angle Salveson, spouse of Paul Salveson, joins in conveying any interest she might have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Above described conveyance is subject to; Taxes for the year 2001 and subsequent years; All matters shown on the Plan of record in Chaucery Court Plan Book 2, Page 78, said Register's Office.

This is improved property, known as: 4008 Dakota Ave., Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of December, 2001

Paul Salveson

Angel Salveson

State of TENNESSEE
County of DAVIDSON

On this 13th day of December, 2001 , before me the undersigned authority, personally appeared Paul Salveson and Angel Salveson , to me known (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 the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $92,600.00

Affiant

Sworn and subscribed before me this the 13th day of December, 2001

My Commission Expires

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public