WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/02 12:14 2pgs
Fees:13.00 Taxes:288.60

20020111-0004783

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Michael Peacher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January, 2002

Mary Braddigt
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

MARK BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Peacher (NAME)	NEW SOUTH FEDERAL SAVINGS BANK (NAME)	MAP 044-05
135 Scenic View Drive (ADDRESS)	210 Automation Way (ADDRESS)	PARCEL 006
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Birmingham, AL 35283-0180 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tony L. Tyler and wife, Tammy K. Tyler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Peacher

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northwesterly part of Lot No. 67 of Scenic View Subdivision, not of record, also being Lot "L" on a resubdivision of said Lot No. 67, to which a more particular description is as follows:

Beginning at a point in the northwesterly margin of Scenic View Drive, North 46 degrees 29' West 72.3 feet to a point; thence North 44 degrees 46' East 156.5 feet to a point; thence North 11 degrees 18' East 20.01 feet to a point; thence South 46 degrees 29' East 82.1 feet to a point; thence 172.14 feet to the point of beginning according to a survey by John Kohl dated March 24, 1978.

BEING the same property conveyed to Tony L. Tyler and wife, Tammy K. Tyler by Warranty Deed from Stanley Przestwor, Jr. and wife, Maxine F. Przestwor of record in Book 7379, page 201, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 135 Scenic View Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 hand s this 3rd day of January, 2002

Tony L. Tyler
By: Tony L. Tyler by Martin Holmes
Martin Holmes, Attorney-in-fact

Tammy K. Tyler
By: Tammy K Tyler by Martin Holmes
Martin Holmes, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ respectively _____ and _____ of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____.

My Commission Expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of January, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARTIN HOLMES to me known to be the person s who executed the foregoing instrument in behalf of TONY L. TYLER & TAMMY K. TYLER, and acknowledged that they executed the same as the free act and deed of the said TONY L. TYLER & TAMMY K. TYLER.

Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this the 3rd day of January, 2002.

My Commission Expires: 10-25-03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Mary Birdsight
Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:_____