File in Box No. 19 B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/02 09:38 2pgs
Fees:13.00 Taxes:869.50

20020220-0021416

STATE OF TENNESSEE #02-1-44-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF February 2002

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFREY L. WOLFGANG	"NEW OWNERS"	MAP 130-05
(NAME)	(NAME)	
109 West Tyne		PARCEL 038
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(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, MARTHA M. TYGARD, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY L. WOLFGANG AND WIFE, MARIA L. WOLFGANG

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:

LAND in Davidson County, Tennessee, being Lot No. 23 and the westerly 2 feet of Lot No. 22 of Block H on the 2nd Revised Plan of Highlands of Belle Meade, No. 2, as of record in Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee.

SAID Lot and said part of said lot adjoin and front 106 feet on the southerly side of West Tyne Drive and runs back between parallel lines 210 feet to a dead line.

BEING the same property conveyed to Charles R. Tygard and wife, Martha McCallum Tygard, by Deed from Raymond L. Forehand, unmarried, of record in Book 2196, Page 375, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Charles R. Tygard, Jr., and Walter Scott Tygard, by Quitclaim Deed of record in Book 5953, Page 6, said Register's Office. The said property was further conveyed to Martha M. Tygard by Quitclaim Deed from Charles R. Tygard, Jr., and Walter Scott Tygard, of record in Instrument No. 20011015-0112029, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public

CONTINUED

unimproved ( )
This is improved (X) property, known as 109 West Tyne, Nashville, TN 37205
(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 my hand this 15th day of February 2002

Martha M. Tygard
MARTHA M. TYGARD

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of February, 2001, before me personally appeared MARTHA M. TYGARD, UNMARRIED, to me known (or proved to me on the basis of satisfactory evidence), to be the persons described in and who extecuted the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed. Witness my hand and official seal.

My Commission Expires: May 28, 2003

Notary Public

