THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 05/21/04 14:44 2pgs
Fees:13.00 Taxes:318.20
20040521-0060144

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Andrew R. Dyer, et ux | Same as New Owner | Map 33-00 |
| 1161 Madison Creek Road | | Parcel 146.00 |
| Goodlettsville, TN 37072 | | Field Book 11D38115 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FRANCES EVELYN DYER, a/k/a EVELYN DYER, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents do transfer and convey unto ANDREW R. DYER and wife, DONNA W. DYER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Beginning at a point in the southeast corner of the intersection of Campbell Road and Dickerson Pike in Davidson County, Tennessee, and running thence in a southerly direction 340 feet along the eastern margin of said Dickerson Pike to a fence line; thence in an easterly direction 165 feet to a hackberry tree; thence in northerly direction 216 feet to the southerly margin of Campbell Road; thence 260 feet in a westerly direction to the point of beginning.
>
> Being the same property conveyed to Frances Evelyn Dyer by Quitclaim Deed from Andrew R. Dyer of record in Book 10322, Page 205, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 1230 S. Dickerson Road, Nashville, TN.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

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 I, the GRANTOR, does covenant with the said GRANTEES, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which will be paid, in full, by the GRANTEES, when due.

2. Real Property Taxes for the year 2003, which are now due and payable, with penalty and interest, which will be paid, in full, by the GRANTEES.

3. Deeds of Trust of record in Book 11215, Page 488, Instrument No. 200004140037838, Instrument No. 200102260017396, Instrument No. 200303030027181, Instrument No. 200311210169753, all in favor of Equity Mortgage, Inc. and all of which will be assumed and paid in full by the GRANTEES.

And, I, the GRANTOR, does further covenants and binds herself, her 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.

WITNESS our hands on the day and date last acknowledged below, the last date being the effective date of this deed.

"GRANTOR"

FRANCES EVELYN DYER,
a/k/a EVELYN DYER

"GRANTEES"

ANDREW R. DYER

DONNA W. DYER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCES EVELYN DYER, a/k/a EVELYN DYER and ANDREW R. DYER and wife, DONNA W. DYER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 10th day of May, 2004.

JACQUELINE S. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Comm. Expires May 28, 2006

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $86,000.00.

Affiant

Sworn to and subscribed before me, this the 10th day of May, 2004.

JACQUELINE S. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Comm. Expires May 28, 2006