THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23576-10-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $232,000.00. Affiant Subscribed and sworn to before me this 29th day of October, 2004. NOTARY PUBLIC My Commission Expires: _____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

WARRANTY DEED

Address New Owner: Dan Tyler, Adele Tyler 3608 General Bate Drive Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.118.13-0 Parcel No. 167.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Homer L. Hoover-Dempsey and wife, Kathleen V. Dunlop Hoover-Dempsey**, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Daniel E. Tyler and wife, Adele B. Tyler** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 3608 General Bate Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of October, 2004.

Homer L. Hoover-Dempsey

Kathleen V. Dunlop Hoover-Dempsey

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Homer L. Hoover-Dempsey and Kathleen V. Dunlop Hoover-Dempsey**, 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 29th day of October, 2004.

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 11/01/04 14:06 2pgs
Fees:13.00 Taxes:858.40
20041101-0130887

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Resubdivision of Lot 36 and a Portion of Lot 22 Woodmont Boulevard Section of Marengo Park, as of record in Plat Book 6050, page 131, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David W. Dunlop and wife, Kathleen H. Dunlop by deed dated May 9, 1973 from Lynn A. Harris and wife, Nancy Ford Harris of record in Book 4706, page 115, Register's Office for Davidson County, Tennessee. Being further conveyed to Kathleen H. Dunlop by Quitclaim Deed from David Wallace Dunlop of record in Book 5288, page 207 by Instrument of Record in Book 6356, page 317. The name of Kathleen Virginia Hoover Dunlop was changed Kathleen Virginia Hoover-Dempsey. And being the same property conveyed to Homer L. Hoover-Dempsey and wife, Kathleen V. Dunlop Hoover-Dempsey by deed from David D. Troutman and wife, Ellen S. Troutman, of record in Book 6613, page 683, said Register's Office. Kathleen Virginia Hoover-Dempsey and Kathleen V. Dunlop Hoover-Dempsey are one and the same person.

This conveyance is made subject to:

1. 2004 County Taxes, which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of Record as Book 6050, page 131, Register's Office for Davidson County, Tennessee.
3. Letter from the Metropolitan Government Department of Coeds regarding use of detached structure recorded in Book 10145, page 963, Register's Office for Davidson County, Tennessee.