Davidson County DEEDWARR
Recvd: 02/23/05 15:41 2 pgs
Fees:13.00 Taxes:259.00

20050223-0019965

NOTARY PUBLIC AT LARGE
SUSAN FRENSLEY NEWTON
DAVIDSON CO., TENN.

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$70,000.00 William David Lytle
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|21st DAY OF February, 2005.
|Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William David & Brenda C. Lytle 1236 Currey Rd. Nashville, TN 37217	New Owner	Map 119-14 Parcel 128

For and in 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,

Larry Baggett and wife, Betty Baggett

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

William David Lytle and wife, Brenda C. Lytle

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. 49 ON THE PLAN OF TUGGLE HEIGHTS, AS OF RECORD IN BOOK 1130, PAGE 90, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 49 FRONTS 60.1 FEET ON THE WESTERLY SIDE OF WINGATE AVENUE AND RUNS BACK 142 FEET ON THE NORTHERLY LINE AND 144 FEET ON THE SOUTHERLY LINE TO AN ALLEY, MEASURING 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO LARRY BAGGETT AND WIFE, BETTY BAGGETT BY DEED FROM BETTY J. SEWARD AND HUSBAND, MORRIS WILSON DILLINGHAM, DATED FEBRUARY 2, 2005, AND OF RECORD IN INSTRUMENT NUMBER 20050203-0012979, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 1130, Page 90, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 3001 Wingate Avenue, Nashville, TN 37211
(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 21st day of February, 2005.

Larry Baggett

Betty Baggett

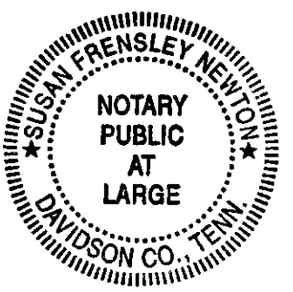
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Larry Baggett and wife, Betty Baggett, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076