Davidson County DEEDWARR
Recvd: 03/09/05 12:15 2 pg
Fees:13.00 Taxes:259.00

20050309-0026244

(2)

Realty 07
48A

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Affiant

Subscribed and sworn to before me, this 25th day of February, 2005.

Notary Public
My commission expires: 5/24/2008

07-0502-81788

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jeremy Lyon 3415 West End Avenue Nashville TN 37205	NEW OWNER	104-06- A130.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brock Short, Jr., unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeremy Lyon and wife, Melanie Lyon**, hereinafter called the Grantees, their successors 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. 101H & I, on the Plan of Revision of First Floor, Continental Condominium, of record in Book 6900, Page 788,* Register's Office for said County, to which Plan reference is hereby made for a more complete description.

*amended in Book 6135, Page 788

Being the same property conveyed to Brock Dudley Short by Special Warranty Deed from Rudy E. Ruark, Trustee and Rudy E. Ruark, Individually of record in Book 7379, page 653, and further by Quitclaim Deed from Brock Dudley Short to Brock Short, Jr., of record in Instrument No. ~~*~~ 20050309-0026243, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3415 West End Avenue, Nashville, TN 37205.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of February, 2005.

Brock Short, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brock Short, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 25th day of February, 2005.

State of Tennessee at Large

My Commission expires 5/24/2008

