Davidson County DEEDWARR
Recvd: 04/04/05 14:03 2 pgs
Fees:13.00 Taxes:586.45

20050404-0036384

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$158,500.00
x
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March, 2005.
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
7-2-08 (AFFIX SEAL)

CHERYL L. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

MY COMMISSION EXPIRES:
JULY 2, 20[illegible]

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
Doris A. Tyler 112 Goode Court Nashville, TN 37216	New Owner	Map 73-10 Parcel 67

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,

Bridgett L. Johnson, unmarried, f/k/a Bridgett L. Burns

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

Doris A. Tyler, unmarried

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. 31 ON THE PLAN OF MOSS ROSE ESTATES OF RECORD IN P_AT BOOK 4860, PAGE 112, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRIDGETT L. BURNS AND HUSBAND, WILMORE BURNS III BY DEED FROM DONZALEIGH R. WALKER, DATED JULY 12, 1995, AND OF RECORD IN BOOK 9733, PAGE 225, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO BRIDGETT L. BURNS BY QUITCLAIM DEED FROM WILMORE BURNS, III, DATED AUGUST 31, 1999, AND OF RECORD IN BOOK 11653, PAGE 145, SAID REGISTER'S OFFICE.

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 4860, Page 112, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 5039, Page 359, amended in Book 5138, Page 645, amended in Book 5311, Page 345, and Book 5910, Page 336, Register's Office for Davidson County, Tennessee.
4) Property is subject to an easement for access/parking granted to Clyde L. Smith of record in Book 7323, Page 118, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 112 Goode Court, Nashville, TN 37216
(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(s) this 31st day of March, 2005.

Bridgett L. Johnson
Bridgett L. Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bridgett L. Johnson, unmarried, f/k/a Bridgett L. Burns, 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 31st day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 7-2-08

CHERYL L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO., TENN.

MY COMMISSION EXPIRES:
JULY 2, 2003

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