WARRANTY DEED

G-CD-05-3608

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) Nov 22 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

Davidson County DEEDWARR
Recvd: 04/22/05 14:24 2 pgs
Fees:13.00 Taxes:906.50
20050422-0045221

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Leah Taylor, _____	American Home Mortgage	
3608 General Bate Drive	(NAME) 520 Broadhollow Road	
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Melville, NY 11747	118-13-0 167.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIEL E. TYLER AND WIFE, ADELE B. TYLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LEAH TAYLOR, single AND JOCELYN TAYLOR, single, Joint Tenants with Right of Survivorship, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

ADELE ABT

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 DANIEL E. TYLER AND WIFE, ADELE B. TYLER BY WARRANTY DEED FROM HOMER L. HOOVER-DEMPSEY AND WIFE, KATHLEEN V. DUNLOP HOOVER-DEMPSEY, RECORDED ON NOVEMBER 1, 2004 IN INSTRUMENT NO. 20041101-0130887, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 6050, page 131, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3608 General Bate Drive, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 19th day of April, 2005.

Daniel E. Tyler

Adele B. Tyler

~~Adede B.~~ Tyler

Adele B. ABT

STATE OF Tennessee
COUNTY OF Davidson

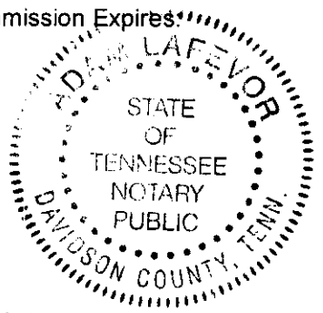
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel E. Tyler and ~~Addie~~ Adele B. Tyler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 19th day of April, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903