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Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1216

Davidson County DEEDWARR
Recvd: 05/10/05 15:03 2 pgs
Fees:13.00 Taxes:762.20
20050510-0052832

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Charles Andrew Smith, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto William Tyler, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Brookside Courts, Addition No. 4, Section 4, as of record in Book 2083, Page 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Andrew Smith by Warranty Deed from Kathleen Elizabeth DeMartelly and Claire Louise Turcotte and William F. O'Donnell, heirs-at-law of Elizabeth Johnnie O'Donnell a/k/a Elizabeth J. O'Donnell, dated February 9, 2001, of record in Instrument No. 20010213-0014001, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5713 Vine Ridge Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 4th day of May, 2005

Charles Andrew Smith by Mike Hays,
Atty. in fact By Mike Hays Attyin fact

State of Tennessee)
County of Davidson)

On this 4th day of May, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mike Hays as Atty. in fact for Charles Andrew Smith the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/06

My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 206,000.00.

Affiant

Sworn and subscribed before me on this the 4th day of May, 2005.

Notary Public

My Commission Expires: 3/25/06

My Commission Expires

NEW OWNER:
William Tyler
5713 Vine Ridge Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
OWNER

TAX MAP-PARCEL #:
103-10-77