FOR RECORDING PURPOSES

LTIC File No. 57458

Davidson County DEEDWARR
Recvd: 05/25/05 11:02 2 pg
Fees:13.00 Taxes:362.60

20050525-0058978

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $98,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE May 24, 2005

NOTARY PUBLIC

COMMISSION EXPIRES: 3-22-08

PAMELA WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

THIS INSTRUMENT PREPARED BY:

Lawyers Title Insurance Corporation

424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Michael W. Nye Debbie Daniels 1272 School Lane Nashville, Tennessee 37217	SAME	120-10-0-059.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TARA ANDERSON AND AUDREY DILLEHAY WILLIAMS

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

MICHAEL W. NYE AND DEBBIE DANIELS

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING LOT NO. 72, ON THE PLAN OF SEVEN OAKS, SECTION 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 105, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TARA ANDERSON, AN UNMARRIED WOMAN AND AUDREY DILLEHAY WILLIAMS, A WIDOW, AS TENANTS-IN-COMMON WITH THE RIGHT-OF-SURVIVORSHIP, BY QUIT CLAIM DEED DATED 02-06/03 AND RECORDED 02/13/03 AS INSTRUMENT NO. 20030213-0020005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS (_X_) IMPROVED (___) UNIMPROVED PROPERTY KNOWN AS: 1272 SCHOOL LANE
NASHVILLE, TENNESSEE 37217

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever 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, this date, May 24, 2005

TARA ANDERSON

AUDREY DILLEHAY WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tara Anderson**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 247th day of May, 2005.

Notary Public

My Commission Expires: 03-22-08

PAMELA WALKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Audrey Dillehay Williams**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 247th day of May, 2005.

Notary Public

My Commission Expires: 03-22-08

PAMELA WALKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219