File Box 8

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/10/05 09:49 2 pgs
Fees:13.00 Taxes:946.83
20050610-0066539

W & I Ref:(_____) Title No: 46412
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael H. Tyler Tanya G. Rivera-Tyler 5636 Kendall Drive Nashville, Tennessee 37205	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 103-06-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$255,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Lloyd Dudley, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael H. Tyler and spouse, Tanya G. Rivera-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. 10 on the Plan of Resubdivision of Lot No. 10, Brookside Courts, Addition No. 2 of record in Book 5190, page 7 Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William Lloyd Dudley and wife, Mitzi Gail Dudley by deed from Nelson c. Andrews and wife, Sue Andrews of record in Book 5208, page 336 Register's Office for said County. By Quitclaim Deed of record in Book 10278, page 934, said Register's Office. Mitzi Gail Dudley conveyed her interest in subject property to William Lloyd Dudley, together with and subject to Easements for Joint Driveway purposes of record in Book 5208, page 338, and Doc. No. 20050525-0059172.

Amani Dudley, spouse of William Lloyd Dudley joins in this conveyance solely to convey any and all marital interest she may have in subject property

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5190 Page 7, said Register's Office, which Plan shows a 30 foot minimum building setback line from Kendall Drive and a 15 foot easement for public utility and drainage purposes along the rear line(s). And easement for access on the southeasterly and southwesterly front corners of said lot. Easement for Joint Driveway purposes of record in Book 5208, page 338, and Doc. No. 20050525-0059172, said Register's Office.

This is improved property, known as: 5636 Kendall Drive, Nashville, Tennessee 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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 7th day of June, 2005.

William Lloyd Dudley **Amani Dudley**

State of TENNESSEE
County of DAVIDSON

On this 7th day of June, 2005 , before me the undersigned authority, personally appeared William Lloyd Dudley and Amani Dudley , 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.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $255,900.00

Affiant

Sworn and subscribed before me this the 7th day of June, 2005

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public