STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 2005.

Notary Public
MY COMMISSION EXPIRES:
File No. G5-4027D

Davidson County DEEDWARR
Recvd: 06/21/05 14:42 3 pgs
Fees:18.00 Taxes:962.00
20050621-0071216

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael D. Tayes and Tracey D. Tayes, husband and wife (NAME)	Union Planters Bank, N.A. d/b/a Regions Mortgage (NAME)	40-123
3930 Knight Drive (STREET ADDRESS	P.O. Box 1718 (STREET ADDRESS)	
Whites Creek, Tennessee 37189 (CITY) (STATE) (ZIP)	Memphis, TN 38101-1718 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Paula Kay Tyer, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael D. Tayes and Tracey D. Tayes, husband and wife** 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 3930 Knight Drive, Whites Creek, TN 37189.

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. 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 my/our hand(s) this 20th day of June, 2005.

Paula Kay Tyer

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 Paula Kay Tyer, a single woman, the bargainor(s), with whom Iampersonally acquainted or 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 and official seal, this 20th day of June, 2005.

My Commission Expires: 9/13/06

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of June, 2005.

My Commission Expires:_____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of June, 2005.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

EXHIBIT "A"

Being land in the 12th, formerly 21st Civil District of Davidson County, Tennessee, and described according to a survey by Campbell Surveying Co., Inc., License No. 1673, 2424 21st Avenue, S., Suite 201, Nashville, TN 37212, dated March 25, 1994, as follows:

Beginning at a point in the southerly side of Knight Drive at the northeasterly corner of this property and the northwesterly corner of the Ford property, of record in Book 9044, page 499, Register's Office for Davidson County, Tennessee; thence South 01 degrees 07 minutes 11 seconds East 256.17 feet to a point being the northerly property line of Edgin of record in Book 4823, page 749, said Register's Office; running thence along the northerly property line of Edgin a distance of 213.0 feet to a point; thence South 01 degree 07 minutes 11 minutes East 500.00 feet to a point in the northerly property line of Sherrill of record in Book 5083, page 829, said Register's Office; thence along said property line South 71 degrees 57 minutes 49 seconds West 257.96 feet to a point in the easterly property line of Lyons of record in Book 7622, page 819, said Register's Office, and being the southwesterly corner of this property; thence North 01 degrees 36 minutes 22 seconds East East 914.83 feet along the easterly feet along the southerly margin of Knight Drive 405.27 feet to the point of beginning, containing 5.83 acres, more or less.

Being the same property conveyed to Paula Kay Tyer, by Deed from Glen Edward Biggers, dated November 4, 2003, of Record as Instrument No. 200311110164873, Register's Office for Davidson County, Tennessee.