WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/05 16:15 2 pgs
Fees:13.00 Taxes:477.30
20050802-0090561

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$129,000.00.

Michelle McGarr
Affiant

Subscribed and sworn to before me this 29 day of July, 2005

Notary Public
My Commission expires: 7/27/06

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michelle McGarr	SAME	063-04-0-096.00
725 Charlie Gann Drive		
Old Hickory, TN 37138		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James W. Tyler and wife, Joni C. Tyler**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michelle McGarr, unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 12 on the plan of Range Heights Subdivision, Section 2, of record in Plat Book 8250, page 936, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James W. Tyler and wife, Joni C. Tyler, by deed from Universal Builders, LLC, on December 30, 1998, of record in Book 11300, page 532, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 063-04-0-096.00.
- Subject to all matters as shown on the Plan of record in Plat Book 8250, page 936, Register's Office Davidson County, Tennessee.

This is improved property known as: **725 Charlie Gann Drive, Old Hickory, TN 37138**

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

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 our hands this July 29, 2005.

James W. Tyler

James W. Tyler

Joni C. Tyler

Joni C. Tyler

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James W. Tyler and wife, Joni C. Tyler** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 29, 2005

My commission expires _____

_____
Notary Public

ANDREW H. FALCONER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY