Davidson County DEEDWARR
Recvd: 08/17/05 13:35 2 pgs
Fees:13.00 Taxes:296.00
20050817-0097693

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
William S. Bryan and Deborah H. Bryan
4309 Parkview Cr.
Nashville, TN 37204

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 133-2
PARCEL 321.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Judy B. Tygard, married hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William S. Bryan and wife, Deborah H. Bryan, as tenants by the entirety , 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:

BEING Lot No. 46 on the Plan of Nolen Heights, of record in Plat Book 332, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Judy B. Tygard by Executrix's Quitclaim Deed from Judy B. Tygard, Executrix of the estate of Fred N. Ramsey under Probate No. 03P1333, Probate Clerk's Office, of record in INST: 20031030-0159887, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record Book 332, Page 122, in said Register's Office.

Taxes for 2005 have been pro-rated and assumed by grantee.

This is improved property known as 306 McCall Street, Nashville, TN 37211, and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William S. Bryan and wife, Deborah H. Bryan, their heirs and assigns, forever; and I, Judy B. Tygard, married do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of August, 2005.

Judy B. Tygard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Judy B. Tygard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: ~~3/22/2008~~ 3-25-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 80,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of August, 2005.

NOTARY PUBLIC
My Commission Expires: ~~3/22/2008~~ 3.25.06