Davidson County DEEDWARR
Recvd: 08/24/05 14:43 2 pgs
Fees:13.00 Taxes:407.00

20050824-0101133

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $110,000.00. Affiant Subscribed and sworn to before me, this 22nd day of August, 2005. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Julie L. Bryer and Paul J. Yaney 1000 Matthews Avenue Nashville, TN 37216	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	61-11-111

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LELA ANN ALLEN, EXECUTRIX OF THE ESTATE OF LOTTIE HAGEWOOD, DECEASED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JULIE L. BRYER, MARRIED AND PAUL J. YANEY, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantees, their heirs and assigns, in a certain tract or parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 and the west one-half of Lot No. 35 on the Map of Resubdivision of Lots 11 to 17, inclusive of I.C. McMahan's Maplewood Tract, as of record in Book 547, page 144, Register's Office for said County.

Said lot and part of said lot adjoin and front together 75 feet on the southerly side of Matthews Avenue, and extend back 141.5 feet on the westerly line of Lot No. 36 and 169.1 feet more or less on the easterly line of part of Lot No. 35, to a dead line in the rear on which it measures 79.725 feet.

Being the same property conveyed to Lottie Hagewood, Lela Ann Allen, Linda McDaniel and Tincey Ann Price, as joint tenants with a right of survivorship by deed from Lottie Hagewood, of record as Instrument No. 20050103-0000082, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Lottie Hagewood by deed from Lela Ann Allen, Linda McDaniel and Tincey Ann Price, of record as Instrument No. 20050401-0035588, Register's Office for Davidson County, Tennessee. The said Lottie Hagewood having since died and by her Will of record as Image No. 5827/1913064, Probate Court Clerk's Office, Davidson County, Tennessee, directs the subject property to be sold by Lela Ann Allen, Executrix.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.
This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictions contained in instrument of record in Book 741, page 147, Register's Office for Davidson County, Tennessee.

This is improved property known as 1000 Matthews Avenue, Nashville, TN 37216.

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, their heirs and assigns, forever; and I 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 the same is unencumbered, unless otherwise herein set out; and I further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this _____ day of August, 2005.

Lela G. Allen Exec.
LELA ANN ALLEN, EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared **LELA ANN ALLEN, EXECUTRIX G. SISSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of August, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007