Davidson County DEEDWARR
Recvd: 09/26/05 13:30 2 pgs
Fees:13.00 Taxes:266.03
20050926-0115365

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $71,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2005.

Notary Public
My commission expires: 5/28/2006

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05-0509-62457

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Roxanne Bostic	Taylor, Bean & Whitaker	67-22.00
521 Ben Allen Road	Mail Stop S 1417 N. Magnolia Ave.	
Nashville TN 37216	Ocala, FL 34475-9075	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tammie D. Wyatt, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Roxanne Bostic, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee; a tract of land in the 12th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Stephen A. Draper, Surveyor, dated May 24, 1962 as follows:

BEGINNING in the easterly margin of Ben Allen Road 1269 feet from the corner of Lot 246, in Maplewood Heights, Book 547, Page 103, Register's Office for Davidson County, Tennessee, running thence with said margin northerly 25'; thence N 53 deg. 35' East 398'; thence S 38 deg. East 100'; thence S 64 deg. West 406' to the beginning.

Included in but expressly excluded from the above legal description is a conveyance to the State of Tennessee of record in Book 4947, Page 657, the land more particularly described as follows:

Beginning at the point of intersection of the east margin of Ben Allen Road and the south boundary of the W.A. Campbell property, thence along the said south boundary north 57 degrees 02 minutes east 1.06 feet to a point, thence along a curve right having a radius of 748.20 feet and being at all points, 32 feet parallel to the center of the proposed improvement of Ben Allen Road southeastwardly 24.02 feet to a point, thence south 67 degrees 37 minutes west 1.29 feet to a point in the said east margin thence along the said east margin northwestwardly for 25 feet more or less to the point of beginning and containing 28 square feet and being part of the property conveyed by Walter B. Williams and wife, to Kenneth E. Pulley and wife, Edna N. Pulley, of record in Book 4208, Page 205, Register's Office for Davidson County, Tennessee.

The above described property is hereby conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress and egress to from and across the same to and from abutting lands is hereby conveyed; however access is provided to Ben Allen Road.

Being the same property conveyed to Tammie D. Wyatt by deed from Kenneth E. Pulley and wife, Edna M. Pulley dated April 28, 1998, of record in Book 10910, Page 633, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 521 Ben Allen Road, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 23rd day of September, 2005.

Tammie D. Wyatt

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tammie D. Wyatt and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~they~~ she executed the within instrument for the purposes therein contained. she aak Notary

Witness my hand in Hendersonville, TN, this 23rd day of September, 2005.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006