AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

RETURN TO
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

G-CD-05-5524

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony O. Tyler	Suntrust Mortgage Inc	
5524 Kendall Drive (ADDRESS)	P.O. Box 79041 (NAME) (ADDRESS)	103-6-92
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Baltimore, MD 21279-0041 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SARAH M. BRANCH AND HUSBAND, KEVIN M. CHENOWETH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANTHONY O. TYLER AND WIFE, MYRA S. GANN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 10, BROOKSIDE COURT, TRACT "B", as shown on plat of record in Plat Book 1424, Page 145, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sarah M. Branch and husband, Kevin M. Chenoweth by Deed from Robert Kincaid and wife, Juliet Kincaid, recorded on the 29th day of August, 1996 in Deed Book 10171, Page 733, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 1424, page 145, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5524 Kendall Drive, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 10th day of November, 2005.

Sarah M. Branch

Kevin M. Chenoweth

Davidson County DEEDWARR
Recvd: 11/18/05 08:57 2 pgs
Fees:13.00 Taxes:841.75

20051118-0139421

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah M. Branch and Kevin M. Chenoweth, the within named bargainor, with whom I am personally 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 the .

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2003

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903