WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/06 09:01 2 pgs
Fees:13.00 Taxes:599.40

20060407-0040119

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES MAY 14, 2008
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Rochelle Center (NAME)	Regions Bank d/b/a Regions Mort. (NAME)	MAP 061-02
1020 Southside Court (ADDRESS)	181 Belle Forest Circle (ADDRESS)	PARCEL 118.00
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Margaret A. Coats Pyle and husband, Lucion Pyle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Rochelle Center

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:

LAND in Davidson County, Tennessee, Being Lot No. 130 on the Plan of Gra-Mar Acres, Section III, as of record in Book 2133, Page 108, Register's Office for Davidson County, Tennessee.

SAID Lot No. 130 fronts 140 feet on the Easterly side of Gra-Mar Drive, and extends back 294 feet on the Northerly line and 298.1 feet on the Southerly line to a dead line measuring 140 feet thereon.

Being the same property conveyed to Leonard L. Coats and wife, Margaret A. Coats by Warranty Deed dated March 14, 1957, from James H. Turner and wife, Opha P. Turner, of record in Book 2640, Page 523, Register's Office for Davidson County, Tennessee. The said Leonard L. Coats having since died. The said Margaret A. Coats is now known as Margaret A. Coats Pyle.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Lucion Pyle joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4412 Gra-Mar Drive, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hand s this 15th day of March, 2006

Margaret A. Coats Pyle
By: MARGARET A. COATS PYLE BY
Timothy A. Coats, Attorney-in-fact

LUCION PYLE BY
Lucion Pyle
By: Timothy A. Coats, Attorney-In-Fact

LEGAL DESCRIPTION CONTINUATION:

Timothy A. Coats executes this instrument as Attorney-in-fact on behalf of Margaret Pyle and Lucion Pyle pursuant to General Durable Power-of Attorney(s) of record by Instrument No. 20060407-0040117 **and Instrument No.** 20060407-0040118 **in the Register's Office for Davidson County, Tennessee.**

Margaret Pyle being one and the same person as Margaret A. Coats, Margaret A. Coats Pyle and Margaret A. Pyle.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of March, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Timothy A. Coats, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Margaret Pyle and Lucion Pyle as their Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said Margaret Pyle and Lucion Pyle.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15th day of March, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON