WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/10/06 14:36 2 pgs
Fees:13.00 Taxes:429.20
20060410-0041133

ANDREW H. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$116,000.00.**

Michael D. Briley
Affiant

Subscribed and sworn to before me this 7th day of April, 2006

Notary Public
My Commission expires: 8/20/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael D. Briley	SAME	107-09-0-4.00
6504 Fleetwood Drive		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Virginia Parrish Dyer and husband Michael Lewis Dyer**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael D. Briley and Alma Flores-Briley, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 19 on the plan of Patricia Heights Annex, of record in Book 2900, page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 19 fronts 158.0 feet on the southwesterly side of Harold Drive and extends back 402 feet, more or less, on the northwesterly line and 374 feet, more or less, on the southwesterly line, to a line in the rear on which it measures 106 feet, more or less, said line being in the center of Mill Creek.

Being the same property conveyed to Robert Lee Titsworth and wife, Cora Virginia Titsworth, by deed from William & Lee, Inc., of record in Book 3342, page 329, Register's Office for Davidson County, Tennessee. The said Robert Lee Titsworth having died, leaving property to Cora Virginia Titsworth by right of survivorship. And further conveyed to Virginia Parrish Dyer and husband Michael Lewis Dyer by Quitclaim Deed from Cora Virginia Titsworth, a widow on December 21, 2004 of record in Instrument Number 20041221-0151584, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 107-09-0-4.00.
- Subject to all matters as shown on the Plan of record in Book 2900, page 37, Register's Office Davidson County, Tennessee.
- Easement for Sewer of record in Book 3886, page 474, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1101 Harold Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this April 7, 2006.

Michael L. Dyer

Virginia P. Dyer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Virginia Parrish Dyer and husband Michael Lewis Dyer** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 7, 2006

My commission expires 8/2/06

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY