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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/11/06 14:29 2 pgs
Fees:13.00 Taxes:416.25

20060511-0055584

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF May 2006

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
(AFFIX SEAL)

Notary Public

MY COMMISSION EXPIRES: 9/22/07

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 104, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dylan Swift	SunTrust Mortgage, Inc.	MAP 072-06
(NAME)	(NAME)	
931 Elvira Avenue	201 4th Avenue North/ 7th Floor	PARCEL 095.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(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, Robert Gene Wiley and wife, Gail Wiley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dylan Swift and Suzanne Stroud, both unmarried, Joint Tenants with right of survivorship

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:

A certain Tract or Parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly one half of Lot No. 13 on the Map of C. W. Waller's Subdivision of the John D. Anderson Home Place, as of record in Book 421, Page 35, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 50 feet on the Northerly side of Elvira Avenue and runs back 347.02 feet on the Easterly line and 353.26 feet, more or less on the Westerly line, to a dead line measuring 50.4 feet thereon.

Being the same property conveyed to Robert Gene Wiley and wife, Gail Wiley, as tenants by the entirety by Quitclaim Deed dated August 27, 2001, from Robert Gene Wiley, of record by Instrument No. 20010914-0100189 in the Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 931 Elvira Avenue, 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 8th day of May, 2006

Robert Gene Wiley

Gail Wiley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Gene Wiley and wife, Gail Wiley

the bargainor ___, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 8th day of May 2006.

My Commission expires 11/24/07

Notary Public

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 24, 2007

STATE OF TENNESSEE

COUNTY OF

Before me, ___ a Notary Public within and for the State and County aforesaid, personally appeared ___ and ___ with whom I am personally acquainted and who upon ___ oath(s) acknowledged ___ to be the ___ and ___ respectively of the ___ the within named bargainor, and corporation, and that ___ as such ___ and ___ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ___ as such ___, and attesting the same by the said ___ as such ___.

Witness my hand and official seal at office at ___ on this the ___ day of ___ .

My commission expires ___

Notary Public