STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Sworn to and Subscribed before me on this the 12 day of May, 2006.

NOTARY PUBLIC
My Commission Expires: My Commission Expires JULY 25, 2009

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Davidson County DEEDWARR
Recvd: 06/14/06 09:38 2 pgs
Fees:13.00 Taxes:1036.00

20060614-0070539

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Arthur R. Tyler, Jr.	same	083-06-0-213.00
Margaret R. Bass		

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Danny Seals and wife Andrea Seals**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **Arthur R. Tyler, Jr. and Margaret R. Bass**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, being more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the east 45 feet of Lot No. 9 and the Wet ½ of Lot No. 10 of Block 3, on the corrected plan of T. P. Weakley's Subdivision of Blocks Nos. 1, 2, and 3 of record in Book 421, Page 50, Register's Office for said County. Said parts of said lots front together 70 feet on the south side of Franklin Avenue or Seymore Street and run back between parallel lines 240 feet to an alley.

Being the same property conveyed to Danny Seals and wife, Andrea Seals by Warranty Deed from Cameron D. Nichols and wife, Lucy F. Nichols, dated August 5, 2004 and recorded August 9, 2004 in Instrument No. 20040809-0095407, Register of Deeds for Davidson County, Tennessee.

This is improved property known as 1506 Franklin Avenue, Nashville, TN 37206.

Being the same property conveyed to Danny Seals and wife Andrea Seals from Cameron D. Nichols and wife Lucy F. Nichols , by deed of record in Instrument Number 0095407, recorded on August 9, 2004 in the Register's Office for Davidson County, Tennessee.

This is the same description as the previous deed.

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 except for the following:

(A) The 2006 Davidson County Taxes which have been prorated between the parties an will be paid by the Grantees in full when due.

(B) Subject to Plan of Record in Plat Book 421, Page 50, said Register's Office.

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. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 12 day of June, 2005

Danny Seals

Andrea Seals

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Danny Seals**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained .

Witness my hand and seal at Franklin, Tennessee, this the 12 day of June, 2006.

NOTARY PUBLIC

TONY L. TURNBOW Notary Public At Large LEWIS COUNTY, TN

My Commission Expires on: 1-21-08

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Andrea Seals**, whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained .

Witness my hand and seal at Franklin, Tennessee, this the 12 day of June, 2006.

NOTARY PUBLIC

My Commission Expires on: 1-21-08

TONY L. TURNBOW Notary Public At Large LEWIS COUNTY, TN