WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/27/06 10:54 2 pgs
Fees:13.00 Taxes:411.44
20060727-0090808

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$111,200.00.**

Anthony Battle
Affiant

Subscribed and sworn to before me this 25 day of July 2006

Notary Public
My Commission expires: 9/30/06
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Tuesday Battle	SAME	070-03-0-005.02
2633 Old Buena Vista Pike		
Nashville, TN 37218		

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, **Baxter Hyde, Jr. and wife, Mary E. Hyde**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tuesday Battle and Anthony Battle, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being parts of Lots Nos. 5 and 6 on the unrecorded plan of the subdivision of the J.S. Spurlock Lands, described partly according to a survey made by Z.J. Wilkinson, Surveyor, June 17, 1963, as follows:

Beginning on the westerly margin of the Old Buena Vista Road at a point 50 feet north of the northeast corner of the property conveyed to Odell Meneese and wife, by deed from M.H. Webb and wife, of record in Book 3671, page 456, Register's Office for said County; thence with said Road north 44° 45' west 50 feet; thence south 45° 15' west 328 feet; thence south 14° 15' east 59 feet; thence north 45° 15' east 359 feet to the beginning.

Being the same property conveyed to Baxter Hyde, Jr. and wife, Mary E. Hyde, by deed from Mary F. Cannon, a widow, on October 18, 1968, of record in Book 4281, page 387, Register's Office for Davidson County, Tennessee. The Mary E. Hyde having since on 12/1/68 leaving the said property to Baxter Hyde, Jr. by right of survivorship.

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 070-03-0-005.02.
- Easement for Sanitary Sewer and Storm Drain of record in Book 7774, page 462, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2633 Old Buena Vista Pike, Nashville, TN 37218**

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 July 25, 2006.

Baxter Hyde Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Baxter Hyde, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 25, 2006

My commission expires 8/20/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY