WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF JULY, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marne J. McLyman	Suntrust Mortgage Inc	**71-8-221**
(NAME)	(NAME)	
530 Wesley Avenue	201 4th Ave N/7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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, **Thomas M. Jackson, Kenneth J. Wiggs and Edward Lee Baker, as tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marne J. McLyman, a single female**, 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:

BEING Lot No. 44 on the Map of Section One, Joywood Heights, as of record in Book 1130, Page 91, Register's Office for said County.

SAID Lot No. 44 fronts 60 feet on the south side of Wesley Avenue and runs back between lines, 188.6 feet on the easterly line and 190.2 feet on the westerly line in the rear and measures 60 feet thereon.

BEING the same property conveyed to Thomas M. Jackson, Kenneth J. Wiggs and Edward Lee Baker, as tenants in common, by deed form 530 Wesley Avenue Land Trust dated March 10, 2005, recorded on March 29, 2005 in Instrument no. 20050329-0033830 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **530 Wesley Avenue, Nashville, TN 37207**
(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 hands** this **25th day of July, 2006.**

Edward Lee Baker

Davidson County DEEDWARR
Recvd: 08/07/06 15:39 2 pgs
Fees:13.00 Taxes:425.50

20060807-0096861

Thomas M. Jackson
Thomas M. Jackson
By: S Lee Wiggs
Attorney-in-Fact Attorney-in-fact

Kenneth J. Wiggs S Lee Wiggs

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Kenneth J. Wiggs with whom I am personally acquainted, and who, upon oath, acknowledged himself to be **Attorney- in-Fact** by Power of Attorney on behalf of **Thomas M. Jackson,** and to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this **25th day of July, 2006**.

Commission expires: **July 19, 2008**

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 19, 2008

Justin Tatum Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Kenneth J. Wiggs** with whom I am personally acquainted, and who, upon oath, acknowledged himself to the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **25th day of July, 2006**.

Commission expires: **July 19, 2008**

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 19, 2008

Justin Tatum Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Edward Lee Baker** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this **25th day of July, 2006**.

Commission expires: **July 19, 2008**

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 19, 2008

Justin Tatum Notary Public