Davidson County DEEDWARR
Recvd: 08/29/06 10:17 2 pgs
Fees:13.00 Taxes:536.50

20060829-0106503

WARRANTY DEED

ET-06-0437

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 09-14-09

(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Ralph D. Tyree	PHH Mortgage	
3811 Crystal Spring Lane (ADDRESS)	(NAME) 3000 Leadenhall Road	108-4-15
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(ADDRESS) Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LINDA K. TILL, AN UNMARRIED PERSON AND DAVID C. JOHNSON, AN UNMARRIED PERSON, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RALPH D. TYREE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 35, LARCHWOOD, SECTION TWO, as shown on plat of record in Plat Book 5200, Pages 57-58, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Linda Karen Till, an unmarried person and David Johnson, an unmarried person, as joint tenants with right of survivership by Quitclaim Deed from Linda Karen Till, an unmarried person, recorded on the 2nd day of November, 1998 in Deed Book 11179, Page 548, in the Register's Office of Davidson County, Tennessee.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LARCHWOOD, SECTION TWO, as recorded in Plat Book 5200, Page(s) 57-58.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5479, Page 443, Book 5681, Page 532, Book 6688, Page 696 and Book 6011, Page 130.

Subject to any and all existing easements and restrictions of record if any.

unimproved ( )
This is improved (X) property, known as 825 Ember Lake, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 25th day of August, 2006.

Linda K. Till

David C. Johnson

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Wilson

On this the 25th day of August, 2006, before me personally appeared Linda K. Till, an unmarried person and David C. Johnson, an unmarried person, joint tenants with right of survivorship to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of August, 2006.

Notary Public

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN

My Commission Expires: 08-06-07

(SEAL)

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520