Davidson County DEEDWARR
Recvd: 12/12/06 09:06 3 pgs
Fees:18.00 Taxes:610.50

20061212-0153031

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
05-3761

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 165,000.00

DeAnna Gwyn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of December, 2006.

Notary Public

Commission Expiration: 7-2-07

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

ADDRESS OF NEW OWNER:
Bennett E. Tyler
2504 Western Hills Drive
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

MAP-PARCEL:
073-03-0/050.00

WARRANTY DEED

FOR AND IN 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,

~~Russell R. Waddell and wife~~, **Cleta W. Waddell** , a widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bennett E. Tyler, unmarried

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. 36 on the Plan of Section 1, Sutherland Heights, of record in Plat Book 2663 at page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Russell R. Waddell (now deceased) and wife, Cleta W. Waddell on 01/07/1959, by deed from Riverwood Homes, Inc., filed for record on 01/13/1959, in Book 2862, page 179, Register's Office for Davidson County, Tennessee. Russell R. Waddell having since died on 10/31/2006, thereby vesting title solely in Cleta W. Waddell as the surviving tenant by entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **2504 Western Hills Drive Nashville, TN 37214**

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 my hand this 6th day of December, 2006.

~~XXXXXXXXXXXXXXX~~

Cleta W. Waddell by Kay D Carter

Cleta W. Waddell
Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell R. Waddell and Cleta W. Waddell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of December, 2006.

Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of December, 2006, before me personally appeared Larry D. Carter, to me known to be the person who executed the foregoing instrument in behalf of Cleta W. Waddell as Attorney in Fact, and who acknowledged that he executed the same as the free act and deed of said Cleta W. Waddell. Witness my hand and official seal.

Notary Public

Commission Expiration:
7-24-07

