This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007020052

Davidson County DEEDWARR
Recvd: 03/13/07 10:51 2 pgs
Fees:13.00 Taxes:179.45
20070313-0030662

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$48,500.00**

Sworn to and subscribed before me this 8th day of ~~March~~, 2007.

Affiant

Notary Public

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/19/09

Address of New Owner:

Robert P. Tyler
2322 Riverside Drive
Nashville, TN 37216

Send Tax Bills to:

Robert P. Tyler
2324 Riverside Dr.
Nashville, TN 37216

Map-Parcel Numbers:

07207010600

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Frank T. Lewis**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert P. Tyler**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Being Parts of Lots Nos. 11 and 12 of Block "B" on the Map of R. M. Dudley's Subdivision, as of record in Book 974, page 8, Register's Office for said County, described together as follows:

Beginning on the line between Lots Nos. 10 and 11, at the southeast corner of the property conveyed to Clyde L. Forrester and wife, by deed from Mamie L. Dickerson of record in Book 2548, Page 411, said Register's Office; thence with said line, eastwardly 30 feet, more or less, to the westerly margin of a 15 foot strip, referred to in recorded deeds as an alley or proposed alley; thence with said strip or alley, northwardly 100 feet, more or less, to the southerly line of Lot No. 14; thence with the southerly line of Lots Nos. 14 and 15; westerly 60 feet to the northeast corner of said Forrester property; thence with the easterly line of said Forrester property, southwardly 100 feet to the beginning.

Grantor herein conveys an easement for ingress and egress to the grantee which is described as follows:

Beginning at the northwest corner of Lot No. 18 of Block "B" on the map of R. M. Dudley's Subdivision as of record in Book 974, Page 8, Register's Office for said County; thence in an easterly direction along Riverside Blvd. 15 feet; thence in a southerly direction 200 feet to the rear line of said lot No. 18; thence in a westerly direction along the said rear line 15 feet to the southwest corner of said Lot No. 18; thence in a northerly direction 200 feet to the point of beginning, said easement for ingress and egress to run with the land. **Description of property and description of easement taken from prior Deed.**

The easement to serve the described property is of record in Book 11624, Page 306, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank T. Lewis, by Warranty Deed from Effie Wright, a widow, Annie Hagewood and Ray Dickerson, recorded on the 24th day of February, 1972 in Deed Book 4578, Page 767, in the Register's Office of Davidson County, Tennessee.

This property is not the principal residence of the Grantor.

This conveyance is made subject to Plan of record in Book 974, Page 8, Register's Office for Davidson County, Tennessee, Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **2322 Riverside Drive, Nashville, TN 37216.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 8th day of March, 2007

Frank T. Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Frank T. Lewis**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 8th day of March, 2007.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY