Davidson County DEEDWARR
Recvd: 04/24/07 10:21 2 pgs
Fees:13.00 Taxes:869.50

20070424-0048561

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $235,000.00
Carmen Coats
Affiant
Subscribed and sworn to before me
This 20th day of April 2007
J Brandon Miller
Notary exp: 11-22-10

Address of new owners:	Send tax bills to:	Map & Parcel:
1211 Shelby Avenue	Gateway Funding Diversified Mtg	83-13-207
Nashville, TN 37206	300 Welsh Rd Building 5	
	Horsham, PA 19044	

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Dawn R. Gusty**, **married** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Tyler Thompson**, **unmarried** hereinafter called the Grantee, ~~their~~ his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of East Edgefield Addition to Nashville of record in Plat Book 23, Page 141, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dawn R. Gusty by deed from Tobias B. Moleski and wife Rebecca A. Moleski of record in Instrument No. 20010803-0083282, and by Quitclaim Deed from Dawn Cooper of record as Instrument No. 20031015-0152837, Register's Office for Davidson County, Tennessee.

This property has never been the marital residence of Dawn R. Gusty and husband John R. Gusty.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **1211 Shelby Avenue Nashville, TN 37206**

OR The property is unimproved.

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, her heirs and assigns forever; and she does covenant with the said GRANTEE 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 she does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness my hand this 20th day of April, 2007.

Dawn R. Gusty

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dawn R. Gusty, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 20th day of April, 2007

Notary Public

Commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010