THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $277,500.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2007.* *Notary Public* *My commission expires:*

CARA MONFORTE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Expires 2008

Name and Address of New Owner:

Kathryn R. Eyler
3209 Overlook Drive
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 05/04/07 10:23 2 pgs
Fees:13.00 Taxes:1026.75

20070504-0053677

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map and Parcel:**
3209 Overlook Drive Nashville, TN 37212	104-10-162.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PAUL LANGSTON,** an unmarried person, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **KATHRYN R. EYLER,** hereinafter called "**GRANTEE,**" her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 197 on the Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described as follows:

Beginning at a point on the southeasterly margin of Overlook Drive at the common corner of Lots Nos. 196 and 197; thence with the line between said lots, southeastwardly 180 feet to the line of Lot No. 202; thence with the line between Lots 197 and 202, northeastwardly 52 feet to the common corner of Lots 197 and 198; thence with the line between said lots, northwestwardly 180 feet to the margin of Overlook Drive; thence with the southeasterly margin of said Drive, southwestwardly 70 feet to the beginning.

Being the same property conveyed to Paul Langston by Deed from Christopher N. Price, Candace Walker Price f/k/a Candace Walker, Roger L. Price and Camilla Price of record in Book 11633, page 447, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes for the year 2007 which have been prorated and assumed by Grantee; and

2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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 Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said Grantee, her 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 30th day of April, 2007.

PAUL LANGSTON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL LANGSTON, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

My commission expires: March 7, 2011

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 7, 2011
STATE OF TENNESSEE

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