Bk/31-B
S+R

THIS INSTRUMENT PREPARED BY CRISTI SCOTT, CLERK AND MASTER, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, METRO COURTHOUSE, NASHVILLE, TENNESSEE

Davidson County DEEDWARR
Recvd: 05/14/07 16:03 2 pgs
Fees:13.00 Taxes:1406.00
20070514-0057731

THIS INDENTURE, made the 9th day of April, A. D. 2007, between CRISTI SCOTT, Clerk and Master of the Chancery Court at Nashville for Davidson County, Tennessee, party of the first part, and KIMBERLY JANE FOREHAND, party of the second part,

WITNESSETH, that by order of Chancery Court, in the case of John M. Lyda, Plaintiff and Larry L. Lyda, Defendant, Case No. 06-429-IV, and entered as Order Control No. 558976, the Clerk and Master did on the 2nd day of November, 2006, sell at public auction the real estate hereinafter described to KIMBERLY JANE FOREHAND for THREE HUNDRED EIGHTY THOUSAND DOLLARS AND NO CENTS ($380,000.00), the consideration having been paid as required by the Court confirming said sale,

NOW, THEREFORE, in order to carry into effect the sale, pursuant to the order, CRISTI SCOTT, as Clerk and Master, does transfer and convey to KIMBERLY JANE FOREHAND in fee simple and to her heirs and assigns forever, said tract or parcel of land, situated in the County of Davidson and State of Tennessee and bounded and described as follows - viz:

> Land in Davidson County, Tennessee, being the easterly part of Lot No. 89 on the revised plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 117, Register's Office for said County, described as follows:
>
> Beginning on the southerly margin of Linden Avenue at the corner of Lots Nos. 89 and 90; thence with the line between said two lots southwardly 208.2 feet to the northerly margin of an alley; thence with said alley westwardly 50 feet to the southeast corner of property conveyed to Roy C. Holland and wife, by deed from Duncan R. Dorris, of record in Book 1212, Page 284, said Register's Office; thence with Holland's easterly line, northwardly 100 feet; thence westwardly 2 feet; thence northwardly 108.1 feet, more or less, to the southerly margin of Linden Avenue, thence with said Avenue, eastwardly 52 feet to the beginning.
>
> Being the same property conveyed to Larry L. Lyda, Reserving a Life Estate

unto Agnes P. Lyda, by Deed from Agnes P. Lyda, dated 01/24/1975, of record in Book 4883, Page 613, Register's Office for Davidson County, TN. Being further conveyed to Larry L. Lyda and John Lyda, as joint tenants with rights of survivorship, by Quitclaim Deed dated 10/6/04, of record in Instrument #20041029-0130052, Register's Office for said County.

TO HAVE AND TO HOLD said real estate, with all t he hereditaments and appurtenances thereunto belonging, to KIMBERLY JANE FOREHAND in fee simple forever and to her heirs and assigns forever.

IN WITNESS WHEREOF, the said CRISTI SCOTT, Clerk and Master as aforesaid, has hereunto set her hand the date first above written.

Cristi Scott
Clerk and Master

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Vicki Bailey, a Notary Public in and for said County and State, the within named CRISTI SCOTT, Clerk and Master, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 9th day of April, 2007.

Vicki Bailey
NOTARY PUBLIC
MY COMMISSION EXPIRES: November 22, 2008

VICKI BAILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Map/Parcel No: 104-16/171
Send Tax Bills To: + new owner
Kimberly Forehand
2004 Linden Avenue
Nashville TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 350,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14th DAY OF May 2007
Deputy Register