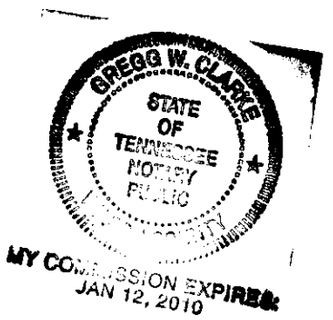
Davidson County DEEDWARR
Recvd: 05/21/07 15:39 3 pgs
Fees:18.00 Taxes:203.50

20070521-0060635

Warranty Deed



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Wendell Y Head
Affiant

Subscribed and sworn to before me, this the 17th day of May, 2007.

Notary Public

My commission expires: 1/14/2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

(Investment)

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Wendall Head	SAME	Map: 81-10
4016 Hutson Ave	SAME	Parcel: 313
Nashville, Tn 37216	SAME	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEITH DYER,** MARRIED, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WENDALL HEAD,** (unmarried _____, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

(See Attached Exhibit "A")

Being the same property conveyed to Keith Dyer by Quitclaim Deed from Detria Ann Dyer, unmarried of record in Instrument 200505040050213, said Register's Office, dated May 4, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1626 25th Avenue North, Nashville, TN 37208.

This property has never been the marital residence of Keith Dyer and wife, Phyllis D. Dyer.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.
WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of May, 2007.

Keith Dyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Keith Dyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of May, 2007.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Exhibit A

BEING part of Lot No. 20 on the map of Georgia Industrial Realty Company's Subdivision, as of record in Book 421, page 188, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the easterly margin of 25th Avenue, North, as extended, at the southwest corner of the property conveyed to W.W. Burch by deed of record in Book 1517, page 620, said Register's Office; thence with the margin of 25th Avenue, North, extended, southerly 50 feet to a point in the south line of Lot No. 20; thence with the line of said lot easterly 143 feet to a point; thence northerly 50 feet to said Burch's southeast corner as set forth in the above deed in Book 1517, page 620; thence with Burch's south line, westerly 143 feet to the easterly line of 25th Avenue North, extended, to the point of beginning.

BEING the same property conveyed to Osban Anthony and wife, Bessie Anthony by deed of record in Register's Office for Davidson County, Tennessee, the said Osban Anthony having pre-deceased Bessie Anthony. The said Bessie Anthony, now deceased, devised said property by will of record in the Probate Court for Davidson County, Tennessee under docket number 05P-503 to Jean Dyer subsequently deceased after Bessie Anthony, having devised the aforesaid real property under the will of Dennis Jean Dyer, being one and the same person as Jean Dyer, of record in the Probate Court for Davidson County, Tennessee under docket number 05P-502 to Detria Ann Dyer.