Davidson County DEEDWARR
Recvd: 06/05/07 14:39 2 pgs
Fees:13.00 Taxes:1032.30
20070605-0067136

WARRANTY DEED

P-07-804

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winfred Myrick	Franklin American Mortgage Co.	
804 Musket Trail	(NAME) 501 Corporate Centre Dr, Ste. 400	135-16-0A-002.00CO
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES D. GAYLOR AND WIFE. WANDA S. GAYLOR, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SHARON L. MYRICK AND WYNFRED MYRICK, WIFE AND HUSBAND, hereinafter called the Grantees, their heirs and assigns, that 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. 2 on the Plan of Tracts 8, 9 and 10 of Nashboro Villiage of record in Book 5200, Page 186-189, 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 Charles D. Gaylor and wife, Wanda S. Gaylor by deed from Homer E. Davis and wife, Betty P. Davis of record in Book 10080, Page 35, Register's Office for Davidson County, Tennessee, dated June 7, 1996, and recorded June 7, 1996.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 804 Musket Trail, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this 1st day of June, 2007.

Charles D. Gaylor

Wanda S. Gaylor

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 Charles D. Gaylor and wife. Wanda S. Gaylor the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of June, 2007.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800