07

REALTY TITLE
Box 48A

Return to and
Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $74,000.00

Robert M. Pickens
Affiant

Subscribed and sworn to before me, this 6th day of August, 2007.

Deborah K. Devine
Notary Public
My commission expires: 11/22/08

Deborah K. Devine State of Tennessee Notary Public Davidson County

Davidson County DEEDWARR
Recvd: 08/09/07 10:57 2 pgs
Fees:13.00 Taxes:273.80
20070809-0095308

07-0707-83367

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robert M. Pickens P.O. Box 92156 NASHVILLE, TN 37209	New Owner	104-06-0-A-130.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeremy Lyon and wife, Melanie Lyon**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert M. Pickens**, hereinafter called the Grantees, their successors 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 Units H & I, on the Plan of Revision of First Floor, Continental Condominium, of record in Book 6900, Page 43, as described in Master Deed of record in Book 5862, Page 589, as amended in Book 6135, Page 788; Book 6435, Page 549; and Book 7475, Page 137, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Lyon and wife, Melanie Lyon by deed from Brock Short, Jr., unmarried, dated February 25, 2005, recorded March 9, 2005, of record in Instrument No. 20050309-0026244, re-recorded in Instrument No. 20050427-0046628, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **3415 West End Avenue Units 101H & 101I, Nashville, TN 37203**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 6th day of August, 2007.

Jeremy Lyon

Melanie Lyon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeremy Lyon and wife, Melanie Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 6th day of August, 2007.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/22/08

