(2)

After Recording Return to:
Bridgehouse Title
342 Cool Springs Blvd. Ste 202
Franklin, TN 37067
File #7072

Davidson County DEEDWARR
Recvd: 10/05/07 15:31 2 pgs
Fees:13.00 Taxes:421.43

20071005-0119381

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$113,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF September, 2007.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: July 20, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC. 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Wyatt 1996 Gatlin Drive Nashville, TN 37210	PHH Mortgage Services 3000 Leadenhall Road Mount Laurel, NJ 08054	Map 106.14 Parcel 110

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Loyce M. Hixon a/k/a Loyce M. Coursey by and Through Joy C. Dawson Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mary Wyatt, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 113 ON THE PLAN OF RAYMOND HEIGHTS, AS OF RECORD IN BOOK 1424, PAGE 141, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF GATLIN DRIVE AT THE CORNER OF LOTS NOS. 113 AND 114; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 129.7 FEET TO THE CORNER OF LOT NO. 115; THENCE WITH THE LINE BETWEEN LOTS NOS. 113 AND 115, NORTHEASTERLY 60 FEET TO THE CORNER OF LOT NO. 111; THENCE WITH THE LINE BETWEEN LOTS NOS. 111 AND 113, NORTHWESTERLY 68 FEET TO THE CORNER OF LOT NO. 112; THENCE WITH THE LINE BETWEEN LOTS NOS. 112 AND 113, WESTERLY 128.3 FEET TO THE EASTERLY MARGIN OF GATLIN DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 95 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBERT E. COURSEY AND WIFE, LOYCE M. COURSEY BY DEED FROM EDGAR TURRENTINE AND WIFE, WILLOMINA TURRENTINE, DATED SEPTEMBER 1, 1950, AND OF RECORD IN BOOK 1881, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO LOYCE M. COURSEY MY ½ UNDIVIDED INTEREST IN AND TO SAID PROPERTY BY DEED FROM ROBERT E. COURSEY, DATED DECEMBER 23, 1969, OF RECORD IN BOOK 4392, PAGE 73, SAID REGISTER'S OFFICE. PROPERTY THEN CONVEYED TO ROOSEVELT HIXSON A ½ UNDIVIDED INTEREST IN AND TO SAID PROPERTY BY DEED FROM LOYCE M. COURSEY, DATED JANUARY 16, 1970, OF RECORD IN BOOK 4392, PAGE 74, SAID REGISTER'S OFFICE. PROPERTY NOW VESTS IN LOYCE M. HIXON BY QUITCLAIM DEED FROM ROOSEVELT HIXON AND WIFE, LOYCE M. HIXON, AND RICK M. JOHNSON TRUSTEE, DATED MARCH 9, 1993, OF RECORD IN BOOK 8884, PAGE 63, SAID REGISTER'S OFFICE. LOYCE M. COURSEY IS ALSO KNOWN AS LOYCE M. HIXON AND LUCILLE MORGAN HIXON.

This conveyance is made subject to the following:

1)Property is subject to all matters affecting said premises as contained in Plat Book 1424, Page 141, Register's Office for Davidson County, Tennessee.
2)Property is subject to Restrictive Covenants contained in Book 1787, Page 39, Register's Office for Davidson County, Tennessee.
3) 2007 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This .s improved property known as: **1996 Gatlin Drive, Nashville, TN 37210**
(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 hand(s) this 21st day of September, 2007.

Loyce M. Hixon by Joy C. Dawson Atty-in-Fact

Loyce M. Hixon by Joy C. Dawson Atty-in-Fact

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 Joy C. Dawson, Attorney-in-Fact for Loyce M. Hixon a/k/a Loyce M. Coursey, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Loyce M. Hixon a/k/a Loyce M. Coursey for the purposes therein contained.

WITNESS my hand and official seal this 21st day of September, 2007

Donna C. Pirtle
NOTARY PUBLIC

My Commission Expires:

DONNA C. PIRTLE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076