STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2009.

Notary Public
MY COMMISSION EXPIRES: 12/21/09
File No. G9-7242D

TRACY A. HOBBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARR
Recvd: 03/03/09 10:31 3 pgs
Fees:18.00 Taxes:308.95
20090303-0018634

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dwight Tyler (NAME)	Bank of America (NAME)	120-5-46
1304 Saturn Drive (STREET ADDRESS	PO Box 35140 (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Louisville KY 40202 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **James G. Brittain, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dwight Tyler,** a married man 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:

Land in Davidson County, Tennessee, being Lot No. 127 on the plan of STARDUST ACRES, as shown by plat of record in Plat Book 1424, Page 92, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James G. Brittain, unmarried from David B. Lifsey and wife, Judith L. Lifsey, by Deed dated July 14, 1995, in Book 9732, Page 271, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1304 Saturn Drive, Nashville, TN 37217.

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. Whenever 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 27th day of February, 2009.

X James G. Brittain
James G. Brittain

February 27, 2009
Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named James G. Brittain, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of February, 2009

My Commission Expires: 3/20/10

Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of February, 2009.

My Commission Expires:_____

Notary Public

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return To:
INFINITY TITLE, LLC
205 MCGAVOCK PIKE
NASHVILLE, TN 37214

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.