BILL GARRETT, Davidson County
Trans:T20090030174 DEEDWARR
Recvd: 05/06/09 15:03 2 pgs
Fees:13.00 Taxes:777.00
20090506-0041793

Warranty Deed

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $210,000.00 Affiant Subscribed and sworn to before me, this the 4th day of May, 2009. Notary Public My commission expires: 11-14-10

CINDY S. SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires NOV. 14, 2009

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
BSE Properties, LLC	New Owner	Map: 83-9
1212 Calvin ~~Ave.~~ Ave		Parcel: 331
Nashville TN 37206		

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, **TEDDYE ANDRA BUSBY AND THOMAS L. BUSBY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BSE PROPERTIES, LLC, A MICHIGAN LIMITED LIABILTY COMPANY**, 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:

Land in Davidson County, Tennessee, being Lot No. 90 on the Map of the Subdivision of the Lindsley 29 acre tract as of record in Plat Book 57, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 fronts 50 feet on the northerly side of Gartland Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Mary Jane Wyatt by deed dated September 2, 1982 from Elizabeth C. Murphy, a widow, of record in Book 5934, page 739, Register's Office for Davidson County, Tennessee. The said Mary Jane Wyatt having since died on April 25, 2001. See Affidavit of Heirship recorded in Instrument Number 20090506-0041792, said Register's Office, affirming that her only heirs at law were her husband, E.C. Wyatt, Jr., and her daughter, Teddye Andra Busby. The said E. C. Wyatt, Jr. having since conveyed his interest in the subject property to Teddye Andra Busby and husband, Thomas L. Busby by Quitclaim Deed dated June 15, 2001, of record in Instrument No. 20010724-0078374, said Register's Office. Grantor warrants that E.C. Wyatt, Jr. is one and the same person as E.C. Wyatt and Ephraim C. Wyatt, Jr.

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 1403 Gartland Avenue, Nashville, TN 37206.

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 is 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 4th day of May, 2009.

Teddye Andra Busby

Thomas L. Busby

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 Teddye Andra Busby and Thomas L. Busby, 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 4th day of May, 2009.

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY