Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #09-1153

BILL GARRETT, Davidson County
Trans:T20090038430 DEEDWARR
Recvd: 06/09/09 14:27 2 pgs
Fees:13.00 Taxes:480.08
20090609-0053563

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Timothy J. Wibking, an unmarried person, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Daniel E. Tyler and wife, Adele B. Tyler, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 12 on the Map of Woodbine Sales Corporation Plan of lots called Pleasant View of record in Book 1130, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 54.0 feet on the southerly side of Thuss Avenue and runs back between lines 153.6 feet on the westerly line and 153.2 feet on the easterly line to a dead line and measures 54.0 feet thereon.

Being the same property conveyed to Timothy J. Wibking, an unmarried person, by deed from Bradford A. Womble, an unmarried person dated March 13, 2006 of record as Instrument No. 20060314-0029066, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 237 Thuss Avenue, Nashville TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 5th day of June, 2009.

Timothy J. Wibking

State of Tennessee)
County of Davidson)

On this 5th day of June, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Timothy J. Wilking, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-15-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 129,750.00.

Affiant

Sworn and subscribed before me on this the 5th day of June, 2009.

Notary Public

My Commission Expires: 7-15-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Daniel E. Tyler P.O. Box 121227 Nashville, TN 37212	same	133-2-72