WARRANTY DEED

B-TG-09-4010

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACOB PETER BYL	New Owner (NAME)	
4010 DAKOTA AVENUE		
(ADDRESS)	(ADDRESS)	09116035000
NASHVILLE, TN 37209-3715		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY LOIS BERRYHILL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JACOB PETER BYL, hereinafter called the Grantee(s), their heirs and assigns, that 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. 47 ON THE PLAN OF THE SUBDIVISION OF THE P.S. STUMP LANDS, AS OF RECORD IN PLAN BOOK 2, PAGE 74, CHANCERY COURT AT NASHVILLE,
SAID LOT NO. 47 FRONTS 50 FEET ON THE NORTHERLY SIDE OF DAKOTA, FORMERLY 4TH AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARY LOIS BERRYHILL, A SINGLE WOMAN BY DEED FROM R.P. ANDERSON AND WIFE, ELIZABETH ANDERSON OF RECORD IN BOOK 3997, PAGE 542 ON 02/18/1986 AND FILED FOR RECORD ON 03/17/1986, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

unimproved ( )
This is improved (X) property, known as 4010 DAKOTA AVENUE, NASHVILLE, Tennessee 37209-3715
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090042678 DEEDWARR
Recvd: 06/25/09 15:35 2 pgs
Fees:13.00 Taxes:255.30
20090625-0059322

Witness my/our hand(s) this 18th day of June, 2009.

M. Lois Berryhill
MARY LOIS BERRYHILL

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY LOIS BERRYHILL, the within named bargainor, 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 the 18th day of June, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

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