STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 8th DAY OF July 20 09

S. Chandler
Deputy Register

BILL GARRETT, Davidson County
Trans: T20090045886 DEEDQC
Recvd: 07/08/09 12:17 3 pgs
Fees: 17.00 Taxes: 0.00

20090708-0063810

Quitclaim

Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

~~Warranty~~ Deed

Date of this Document: 2-23-2009

Reference Number of Related Documents: DB - 00004578 - 0000767

Grantor(s):
Name ROBERT TYLER
Street Address 2322 RIVERSIDE DR
City/State/Zip NASHVILLE, TN 37216

Grantee(s):
New Owner/ Tax Bills
Name SUSAN Y THORNTON
Street Address 6111 MURRAY LANE
City/State/Zip BRENTWOOD TN 37027

Abbreviated Legal Description (i.e., lot, block, plat, *or* section, township, range, quarter/quarter *or* unit, building and condo name): PT LOTS 11-12 BLOCK B R M DUDLEY'S SUB; 2322 RIVERSIDE DRIVE, NASHVILLE, TN 37216

Assessor's Property Tax Parcel/Account Number(s): 072070106 00

For good consideration, ROBERT TYLER,
of ~~D~~ 2322 RIVERSIDE DR, NASHVILLE, County of DAVIDSON,
State of TENNESSEE, hereby bargain, deed and convey to SUSAN Y THORNTON
of BRENTWOOD all my right, title + interest only
County of WILLIAMSON, State of TENNESSEE, the following described land in
~~DAVIDSON~~ County, free and clear ~~with WARRANTY COVENANTS~~; to wit: 2322 RIVERSIDE DRIVE,
NASHVILLE, TN 37216

See attached description

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Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; ~~and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.~~

Being the same property conveyed to the Grantor by deed of DB-20070313 0030662, dated 3-8, 2007.

WITNESS the hands and seal of said Grantor this 23rd day of Feb., 2009

Grantor

ROBERT P TYLER

Grantor

State of Tennessee)

County of Williamson)

On 2/23/09, before me, Emily Dresch, personally appeared Robert Tyler, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Affiant _____ Known _____ Unknown

ID Produced TDL #063036251

My Commission Expires July 25, 2009

(Seal)

EMILY DRESCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Prepared by: Susan Y. Thornton
6111 Murray Lane
Brentwood, TN 37027

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Being Parts of Lots Nos. 11 and 12 of Block "B" on the Map of R. M. Dudley's Subdivision, as of record in Book 974, page 8, Register's Office for said County, described together as follows:

Beginning on the line between Lots Nos. 10 and 11, at the southeast corner of the property conveyed to Clyde L. Forrester and wife, by deed from Mamie L. Dickerson of record in Book 2548, Page 411, said Register's Office; thence with said line, eastwardly 30 feet, more or less, to the westerly margin of a 15 foot strip, referred to in recorded deeds as an alley or proposed alley; thence with said strip or alley, northwardly 100 feet, more or less, to the southerly line of Lot No. 14; thence with the southerly line of Lots Nos. 14 and 15; westerly 60 feet to the northeast corner of said Forrester property; thence with the easterly line of said Forrester property, southwardly 100 feet to the beginning.

Grantor herein conveys an easement for ingress and egress to the grantee which is described as follows:

Beginning at the northwest corner of Lot No. 18 of Block "B" on the map of R. M. Dudley's Subdivision as of record in Book 974, Page 8, Register's Office for said County; thence in an easterly direction along Riverside Blvd. 15 feet; thence in a southerly direction 200 feet to the rear line of said lot No. 18; thence in a westerly direction along the said rear line 15 feet to the southwest corner of said Lot No. 18; thence in a northerly direction 200 feet to the point of beginning, said easement for ingress and egress to run with the land. **Description of property and description of easement taken from prior Deed.**

The easement to serve the described property is of record in Book 11624, Page 306, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank T. Lewis, by Warranty Deed from Effie Wright, a widow, Annie Hagewood and Ray Dickerson, recorded on the 24th day of February, 1972 in Deed Book 4578, Page 767, in the Register's Office of Davidson County, Tennessee.