Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP46005

BILL GARRETT, Davidson County
Trans:T20090056600 DEEDWARR
Recvd: 08/19/09 08:52 2 pgs
Fees:13.00 Taxes:360.75
20090819-0077884

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00.

Affiant

MICHELLE HIGHTOWER
Notary Public
Sumner County, State of Tennessee
My Commission Expires September 19, 2011

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-19-2011

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven V. Chambers,	Franklin American Mortgage	14810003300
3905 East Ridge Drive	501 Corporate Centre Dr #1	
Nashville, TN, 37211	Franklin TN 37067	

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 HEREBY ACKNOWLEDGED, I/WE,

William Lyle and wife, Robin Lyle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven V. Chambers, a single 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:

Being Lot No. 44 on the Plan of Locustwood, Section 1, as of record in Plat Book 2330 at page 136, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William Lyle and wife, Donna Lyle by deed from Michael Anthony Kukler, Jr., unmarried, of record in Book 6384, page 218, Register's Office for Davidson County, Tennessee. The said Donna Lyle having since died. The said William Lyle having since married Robin Lyle. Robin Lyle joins in the conveyance of this property for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

Unimproved ( )
This is improved (X) property known as 3905 East Ridge Drive, 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 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. 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 my/our hand(s) this 12th day of August, 2009.

William Lyle

Robin Lyle by William Lyle, Atty in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named William Lyle, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of August, 2009.

Janet S. Davis
Notary Public

My Commission Expires: 5-8-2012

JANET S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, WILLIAM LYLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney-in-Fact for ROBIN LYLE, the bargainor, and that he as such Attorney-in-Fact, executed the within Warranty Deed by signing the name of ROBIN LYLE, as her free act and deed.

WITNESS my hand and official seal this 12th day of August, 2009.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 5-8-2012

JANET S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.