FRN09-2679 (1)

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $178,600.00

Affiant

Subscribed and sworn to before me this 21st day of December, 2009.

Notary Public
My commission expires:

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

02-0912-46814

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Janice Lee Stanton<br>Keith Stanton<br>520 Crieve Road<br>Nashville TN 37220 | Janice + Keith Stanton<br>1013 Langley Ct.<br>Nashville, TN 37027 | 146-[illegible]00 |

**WARRANTY DEED**

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wesley Morton Tyree, as Devisee under the Will of Eva Grace Osborne Tyree, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Janice Lea Stanton and husband, Keith Stanton, hereinafter called the Grantees, their successors 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. 197, on the Plan of Section Two, Crieve Hall Estates, of record in Book 2133, Page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Josephine R. Tyree by deed from Crieve Hall Estates, Inc., a Tennessee corporation, dated October 8, 1953, recorded October 19, 1953, of record in Book 2200, Page 568, Register's Office for Davidson County, Tennessee. The said Josephine R. Tyree having since died. By Will of Josephine R. Tyree, Will Book 71, Page 311, Office of the Davidson County Probate Court Clerk, subject property was devised to Morton R. Tyree. Morton R. Tyree having since died, by Will of Morton Rieves Tyree, Will Book 152, Page 837, Office of the Davidson County Probate Court Clerk, subject property was devised to Eva Grace Osborne Tyree. The said Eva Grace Osborne Tyree having since died, by Will of Eva Grace Osborne Tyree, Docket No. 09P1421, Office of the Davidson County Probate, subject property was devised to Wesley Morton Tyree.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is Improved property known as 520 Crieve Road, Nashville, TN 37220

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100001324 DEEDWARR
Recvd: 01/07/10 11:31 2 pgs
Fees:13.00 Taxes:660.82
20100107-0001563

WITNESS my hand this 31st day of December, 2009.

Wesley Morton Tyree

Rita Tyree Roselle, as Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wesley Morton Tyree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of December, 2009.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires 1/25/10

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rita Tyree Roselle, Executrix of the Estate of Eva Grace Osborne Tyree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in office this 30 day of December, 2009.

Notary Public

My commission expires
July 31, 2012

SANDRA HAWRYLUK
Notary Public, State of Florida
Commission# DD810930
My comm. expires July 31, 2012

**Return to:**
**Foundation Title and Escrow LLC**
**9045 Carothers Parkway, Suite 20**
**Franklin, TN 37067**