[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Terry D. Tyson		Map/Parcel -
609 Gibson Drive	NEW OWNER	04216014800
Madison, TN 37115		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Ann South and William Cash Sanders, Jr.**, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Terry D. Tyson**(The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 64 on the Map of Blair Heights, Sec. VI, as of record in Book 2331, Page 98, Register's Office for said County.

Said Lot No. 64 fronts 105 feet on the East side of Gibson Drive, and runs back between lines, 289.25 feet on the north line and 286.01 feet on the south line, to a dead line in the rear on which it measures 105.05 feet.

Being the same property conveyed to William Cash Sanders and wife, Mildred S. Sanders by Warranty Deed from Melvin Benson Rawls and wife, Edith P. Rawls, recorded on the 24th day of October, 1972 in Deed Book 4649, Page 193, in the Register's Office of Davidson County, Tennessee.

William Cash Sanders died intestate on March 3, 2004 and Mildred S. Sanders died intestate September 19, 2008 and upon their death, title vested in children Ann South and William Cash Sanders Jr. #20110113000376 4

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLAIR HEIGHTS, SECTION SIX, as recorded in Plat Book 2331, Page(s) 98, said Register's Office.

This is improved property commonly known as: 609 Gibson Drive, Nashville, TN 37115

BILL GARRETT, Davidson County
Trans:T20110002758 DEEDWARR
Recvd: 01/13/11 14:31 2 pgs
Fees:13.00 Taxes:303.40
20110113-0003765

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $82,000.00

Affiant

Subscribed and sworn to before me this 10 day of January, 2011

My Commission Expires: My Commission Expires 01/09/2012

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10 day of January, 2011.

Ann South

William Cash Sanders, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of January, 2011, before me personally appeared Ann South to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires 01/09/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of January, 2011, before me personally appeared William Cash Sanders, Jr. to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires 01/09/2012