BILL GARRETT, Davidson County
Trans:T20110011493 DEEDWARR
Recvd: 02/24/11 16:02 5 pgs
Fees:28.00 Taxes:2379.10
20110224-0015349

This instrument prepared by:

Lisa A. Pampena, Esquire
Buchanan Ingersoll & Rooney PC
301 Grant Street
One Oxford Centre, 20th Floor
Pittsburgh, PA 15219-1410

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD B. WYATT, JR.	RICHARD B. WYATT, JR.	103-16/02
4545 Campbells Run Road	4545 Campbells Run Road	
Pittsburgh, PA 15205	Pittsburgh, PA 15205	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **DEVON S. WYATT and DANIEL R. BIRD,** wife and husband, bargained and sold, and do hereby transfer and convey unto the said **RICHARD B. WYATT, JR.**, a married individual, the Grantee herein, his heirs and assigns, certain real estate in Davidson County, Tennessee as follows, dated as of this 11th day of February, 2011 to be effective as of the 11th day of February, 2011:

See attached Exhibit A

This is improved property, known as 3823 Whitland Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee his, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and

that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee his, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 11th day of February, 2011.

Devon S. Wyatt

Daniel R. Bird

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Before me, the undersigned, personally appeared DEVON S. WYATT, wife of DANIEL R. BIRD with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named person, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Franklin, TN, this 11 day of February, 2011.

Kelly Stewart
Notary Public

My Commission Expires: 2/9/2014

KELLY STEWART NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Before me, the undersigned, personally appeared DANIEL R. BIRD, husband of DEVON S. WYATT with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named person, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Franklin TN, this 11 day of February, 2011.

Kelly Stewart
Notary Public

My Commission Expires: 2/9/2014

KELLY STEWART NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Pennsylvania

COUNTY OF Allegheny

The actual consideration or value, whichever is greater, for this transfer is $643,000.00.

Lisa Hampton
Affiant

Subscribed and sworn to before me, this the 22nd day of February, 2011.

Barbara S. Gourley
Notary Public

My Commission Expires: 6-25-2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Barbara S. Gourley, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires June 25, 2014
Member, Pennsylvania Association of Notaries

EXHIBIT A

BEING Lots Nos. 4 and 5 of Block "E" on the Map of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office of Davidson County.

Said Lot No. 4 fronts 70 feet on the southerly side of Bowling, now Whitland Avenue, and extends back between parallel lines 200 feet to the northerly line of Lot No. 6 on said plan. Said Lot No. 5 is described as follows: Beginning at the southeast corner of Bowling, now Whitland Avenue, and Bossley Avenue, being the northwest corner of said Lot No. 5 thence with the southerly margin of Whitland Avenue easterly 70 feet to the corner of Lots Nos. 4 and 5; thence southerly with the line between said Los Nos. 4 and 5 200 feet to the northerly line of Lot No. 6; thence with said line westerly 132 feet to the easterly margin of Bosley Avenue; thence with the easterly margin of said Bosley Avenue, northerly 210 feet to the beginning.

BEING the same property conveyed to Devon S. Wyatt and Daniel R. Bird, wife and husband, by Deed of record in Instrument No. 20090616-0055944, Register's Office for Davidson County, Tennessee.