Prepared By & Return To:
Rudy Title & Escrow
2012 21st Ave South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE26th day of July,

Notary Public
Commission Expires: 5/8/2012

BILL GARRETT, Davidson County
Trans:T20110046384 DEEDWARR
Recvd: 08/01/11 09:12 3 pgs
Fees:18.00 Taxes:643.80
20110801-0058543

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Meggan E. Nave 224 Wellington Drive Madison, TN 37115	Meggan E. Nave 224 Wellington Drive Madison, TN 37115	051-11-0-014.00

WARRANTY DEED

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,

Suzanne Tyler McClinton and Paula Leigh Tyler, Co-Personal Representatives of the Estate of Bessie Hux Tyler

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meggan E. Nave, married

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:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Oakland Acres, Section 7, as of record in Book 2663, page 108, Register's Office for said County, described as follows:

Beginning at an iron pin in the southerly margin of Wellington Drive, the common corner of Lots Nos. 69 and 70; thence easterly 140.8 feet to the beginning of a curve; thence northerly around said curve 38.6 feet to a concrete monument; thence northerly along the westerly margin of Freda Villa 198.6 feet to an iron pin; thence westerly 208.0 feet to a concrete monument; thence southerly 240.8 feet to the point of beginning.

Being the same property conveyed to Benjamin C. Tyler and wife, Bess H. Tyler by Warranty Deed from Maddux Construction Company, Incorporated, dated 2/8/61 and recorded 2/14/61 in Book 3181, page 401, Register's Office for Davidson County, Tennessee. Benjamin C. Tyler subsequently conveyed his interest in subject property to Bess H. Tyler by Quitclaim Deed date 10/14/94 and recorded 11/16/94 in Book 9522, page 210, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 224 Wellington Drive Madison TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Personal Representatives of the Estate of Bessie Hux Tyler its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 26th day of July 2011.

Suzanne Tyler McClinton, Co-Personal Representative

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of July, 2011, before me personally appeared Suzanne Tyler McClinton, Co-Personal Representative of the Estate of Bessie H. Tyler, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 26th day of July 2011.

Notary Public

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

5-20-14

Paula Leigh Tyler

Paula Leigh Tyler, Co-Personal Representative

STATE OF ~~Tennessee~~ Mississippi
COUNTY OF Lamar

On this the 23 day of July 2011, before me personally appeared Paula Leigh Tyler, Co-Personal Representative of the Estate of Bessie H. Tyler, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 23 day of July 2011.

Notary Public

My Commission Expires: 3-16-13

