State of Tennessee)
County of Sumner)



The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Subscribed and sworn to ~~before me~~, this 26th day of July, 2012.

Notary Public:

My Commission Expires: 11/20/2012

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Theodore H. Taylor 2007 Eastside Ave Nashville, TN 37206	New Owner 124 Lake Harbor Drive Hendersonville, TN 37075	09402021600

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brian E. Rye, unmarried and Christopher L. Rye, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Theodore H. Taylor, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being the southerly 165 feet of Lot No. 18 on the Plan of United Electric Railway Company's Addition, as of record in Book 161, page 8, Register's Office for said County.

Said part of Lot No. 18 fronts 50 feet on the northerly side of East Side, formerly Ashworth Avenue, and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to James E. Rye, unmarried, by Warranty Deed from Doyce Raymond and Lavada Raymond, husband and wife, dated November 5, 1999, recorded in Book 11743, Page 228, Register's Office for Davidson County, Tennessee. See Affidavit of Heirship #20120806 0069560

This property is Subject to:

Any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2012 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions and setback lines, if any, easements, prescriptive rights, and rights-of-way for public utilites, whether of record or not, pertaining to any portion(s) of the herein described property.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 2007 Eastside Ave, Nashville, TN 37206

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

BILL GARRETT, Davidson County
Trans:T20120057864 DEEDWARR
Recvd: 08/06/12 09:55 2 pgs
Fees:13.00 Taxes:92.50
20120806-0069561

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 26th day of July, 2012.

Brian E. Rye

Christopher L. Rye

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Brian E. Rye and Christopher L. Rye**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of July, 2012.

Commission Expires: 11/20/12

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075