Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 5-22-2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

BOOK 11512 PG 376

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANNETTE E. KYZER	SUNTRUST BANK, NASHVILLE, N.A.	MAP 117 2
(NAME)	(NAME)	
2314 STERLING ROAD	201 FOURTH AVE. NORTH/7TH FLOOR	PARCEL 121.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37215	NASHVILLE, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, STEVEN P. BIRDWELL AND WIFE, ELIZABETH D. BIRDWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNETTE E. KYZER AND HUSBAND, CLAY ROBERT KYZER

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. 1 on the Plan of Sterling Square, of record in Plat Book 5050, Page 85, Register's Office for Davidson County, Tennessee, and approximately described as follows:

Beginning at a common point between Lot 1 and 2 in the easterly margin of Wortham Avenue; thence N. 11 deg. 0' E. 101.70 feet to an iron pin; thence around a curve 22.4 feet to an iron fence; thence along the southerly margin of Sterling Drive 70.81 feet to a point, being a common point between Lot 1 and Lot 3; thence S. 5 deg. 55' E. 145.50 feet to a point; thence N. 88 deg. 49' W. 120.66 feet to a point being the point of beginning.

Being the same property conveyed to Steven P. Birdwell and wife, Elizabeth D. Birdwell by deed from Mark Alfred Stensager and wife, Deborah Jean Stensager of record in Book 11216, Page 687, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 5050, page 85; restrictions of record in Book 5204, page 262; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2314 STERLING ROAD, NASHVILLE, TENNESSEE 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 s this 21st day of May 19 99

STEVEN P. BIRDWELL

Elizabeth D. Birdwell

ELIZABETH D. BIRDWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN P. BIRDWELL AND WIFE, ELIZABETH D. BIRDWELL

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee this 21st day of May, 1999

Commission expires 5/28/2000

Notary Public

CATHERINE R. TICE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

WARRANTY DEED

FROM

STEVEN P. BIRDWELL AND WIFE,
ELIZABETH D. BIRDWELL

TO

ANNETTE E. KYZER AND HUSBAND,
CLAY ROBERT KYZER

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

99 JUN -4 PM 1:12
ALL TAXES PAID
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

INSTRUMENT # REFERENCE
05958800

5410 06/04 0101 03CHECK 528.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11512 PG. 378

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0595800

IDENTIFICATION REFERENCE

99 JUN -4 PM 1:12

REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	410000.00
CON TX	1517.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1528.00
CHECK	1528.00

06/04/99 01 13:15 0001 5410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469915