RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39087

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF JUNE, 2000

Notary Public

MY COMMISSION EXPIRES: 5/26/02

Instr:200007070067311 Page: 1 OF 2
REC'D FOR REC 07/07/2000 9:01:15AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $468.05

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

My Commission Expires

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason M. Byrnes 2950 Primrose Circle Nashville, TN 37211	GMAC Mortgage Corporation 100 Witmer Road Horsham, PA 19044-0963	117-4-347

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, WE,

Lynn Kiracofe Souers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Jason M. Byrnes, unmarried

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. 2 of Block B on the map of Belmont Terrace Annex No. 4, as of record in Book 974, page 97, Register's Office for said County.

Said Lot No. 2 fronts 65 feet on the southwesterly side of Primrose Circle and runs back between line 162.5 feet on the northwesterly line and 160 feet on the southeasterly line to the right of way of the Tennessee Central Railroad, on which it measures 70.8 feet.

Included in the above description but excluded from this conveyed, is the property conveyed to the State of Tennessee of record in Book 4792, page 660, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a point in the south boundary of this property, said point being south 55 deg. 21' west 75.9 feet along the said boundary from its intersection with the west margin of Primrose Circle at another point that is 1157.8 feet south and west of the east exit of Primrose Circle on Primrose Avenue; thence along the said south boundary 55 deg. 21' west 84.1 feet to a point in the east right of way of the Tennessee Central Railroad; thence along the said east right of way north 34 deg. 39' west 7.8 feet to a point; thence north 57 deg. 38' east 86.5 feet to a point; thence south 32 deg. 51' east 72.3 feet to a point of beginning and containing 6,125 square feet.

Being the same property conveyed to Lynn Kiracofe by deed from John T. Crunk and Martin J. Rini, a partnership d/b/a C.R. Properties. The said Lynn Kiracofe has since married and is now known as Lynn Kiracofe Souers. The spouse of Lynn Kiracofe does not now nor has he ever resided in said property.

This instrument is being executed on behalf of Lynn Kiracofe Souers by Alan L. Saturn by authority of Power of Attorney being place of record simultaneously with this instrument.

This is improved (X) property known as 2950 Primrose Circle, Nashville, TN 37211
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 this 30th day of June, 2000

Lynn Kiracofe Souers

by: Alan L. Saturn, Atty-in-Fact

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

the bargainors 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 Nashville, Tennessee, this day of June , 2000.

Commission Expires:_____ _____
Notary Public

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 _____, 20_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of June, 2000, before me personally appeared Alan L. Saturn to me known to be the person who executed the foregoing instrument in behalf of Lynn Kirakofe Souers as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Lynn Kirakof Souers

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 2000.

My commission expires: 5/26/02

_____
Notary Public

ALAN D. MAZE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires