PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

Davidson County DEEDWARR
Recvd: 10/23/00 07:56 2pgs
Fees:11.00 Taxes:608.65
20001023-0104433

W & I Ref: (st) Title No: 41942
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robin Jean Ely **112 Rushing Brook Circle** **Nashville, TN 37221**	**Freeman Webb Mortgage Corporation** **545 Mainstream Drive** **Nashville, Tennessee 37228**

TAX MAP-PARCEL NUMBERS: 155-15-A-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 164,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Victor M. Byrd and spouse, Sandra M. Byrd,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robin Jean Ely,** hereinafter called the **Grantee**, Grantee's 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 Lot No. 4 on the Plan of Stonemeade, Section I of record in Plat Book 6900, Pages 800 & 801, Register's Office for said County.

Said Lot No. 4 fronts 42.55 feet on the northeasterly margin of Rushing Brook Circle and extends back 132.73 feet on the northwesterly line and 147.83 feet on the southeasterly line to a dead line in the rear, measuring 148.00 feet thereon.

Being the same property conveyed to Victor M. Byrd and wife, Sandra M. Byrd by deed from Centex Real Estate Corporation of record in Book 9335, Page 478, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Above described property is subject to the following; Taxes for the year 2001 and subsequent years; Covenants, Conditions and Restrictions of record in Book 7701, Page 290, Book 8349, Page 43, Book 8517, Page 992, Book 8810, Page 840 said Register's Office; The Plan of record in Plat Book 6900, Page 800 & 801, said Register's Office, shows an owner's certificate, a 20 foot minimum setback line from Rushing Brook Circle, Together with a designated building side and a 15 foot easement for public utility and drainage purposes along the rear & southerly front line of said lot; A 20 foot public utility and drainage easement southeasterly line of said lot.

This is improved property, known as: 112 Rushing Brook Circle, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of October, 2000.

Victor M. Byrd

Sandra M. Byrd

State of Tennessee
County of Davidson

On this 20th day of October, 2000, before me the undersigned authority, personally appeared **Victor M. Byrd** and **Sandra M. Byrd**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 164,500.00

Affiant

Sworn and subscribed before me on the 20th day of October, 2000.

My Commission Expires: 10/25/03

Notary Public

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.