STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of October, 2000.

Notary Public

My Commission Expires: 11-18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/06/00 14:51 2pgs
Fees:11.00 Taxes:455.10
20001106-0110211

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jeremy R. Byrd and Karry Jo Byrd
415 Dupont Avenue
Madison, TN 37115

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 043-09-0-196.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fred A. Timmons, Jr. and wife, Jeannie Timmons** hereinafter referred to as Grantors, hereby transfers and conveys to **Jeremy R. Byrd and wife, Karry Jo Byrd** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, Tennessee County, State of Tennessee described as follows, TO WIT:

A certain tract or parcel of land in Davidson, County, Tennessee, described as follows, to-wit:

Being the east 50 feet of Lot No. 6, of Block H, on the Map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the north side of Dupont Avenue and runs back between parallel lines 165 1/2 feet to an alley.

Being the same property conveyed to Fred A. Timmons, Jr. and Lisa D. Cannon, by Deed dated February 19, 1992, from Mary L. Bellamy Gilliam and husband, James R. Gilliam of record in Book 8556, Page 246, Register's Office for Davidson County, Tennessee. Said Lisa D. Cannon n/k/a Lisa D. Cannon Logan having transfered her interest in said property to Jeannie Timmons, wife of Fred A. Timmons, Jr, by Quitclaim Deed dated October 23, 1996, of record in Book 10243, Page 557, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee.

This is improved property known as 415 Dupont Avenue, 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 27th day of October, 2000.

Fred A. Timmons Jr.
Fred A. Timmons, Jr.

Jeannie Timmons
Jeannie Timmons

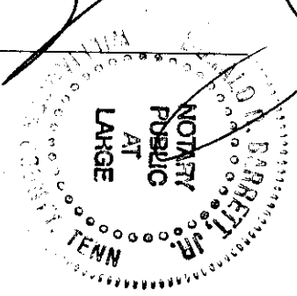
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred A. Timmons, Jr. and wife, and Jeannie Timmons, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of October, 2000.

Notary Public

11-18-01
My Commission Expires



02448-BP