Davidson County DEEDWARR
Recvd: 03/02/01 14:06 2pgs
Fees:11.00 Taxes:369.63

20010302-0019885

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00.

James M. Byrn by Stanley M. Byrn Attorney In Fact
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of February, 2001.

Notary Public

My Commission Expires: 9-11-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
James Byrn
4708 Vicar Drive
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 133-13-0-069.00

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, **William E. Oakes, Anita O. Tate and Diane O. Fluhr, beneficiaries to the will of Corinne T. Oakes** hereinafter referred to as Grantors, hereby transfers and conveys to **James M. Byrn, unmarried** hereinafter referred to as 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. 110 on the Plan of Abbay Hall, Section 1, as of record in Book 2331, page 18, Register's Office for said County.

Beginning at a point on the south margin of Inwood Drive at the common corners of Lots 109 and 110; thence with the line between said lots southwardly 146.6 feet to a corner of Lot 111; thence with the line between Lots 110 and 111, westwardly 146 feet to the east margin of Vicar Drive; thence with the margin of said Drive, northwardly 117 feet to the beginning of a curve; thence along said curve, northeastwardly 38.3 feet to the south margin of Inwood Drive; thence with the margin of the same, eastwardly 118 feet to the beginning.

Being the same property conveyed to Corinne T. Oakes by Last Will and Testament from Stanford A. V. Oakes of record in Book 6436, page 190, Register's Office for Davidson County, Tennessee. Corinne T. Oakes having since died leaving all interest in said property to William E. Oakes, Anita O. Tate and Diane O. Fluhr by Last Will and Testament.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7780, Page 808, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4708 Vicar Drive, 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 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 28th day of February, 2001.

William E Oakes
William E. Oakes

Anita O. Tate
by William Oakes Atty In Fact
Anita O. Tate

Diane O Fluhr
by William Oakes Atty In Fact
Diane O. Fluhr

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 William E. Oakes, 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 28th day of February, 2001.

Notary Public

9-11-2001
My Commission Expires

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William E. Oakes, with whom I am personally acquainted, and who acknowledged that he is the attorney-in-fact of Anita O. Tate and Diane O. Fluhr, and is authorized by Anita O. Tate and Diane O. Fluhr to execute this instrument on behalf of Anita O. Tate and Diane O. Fluhr.

Witness my hand this 28th day of February, 2001.

Notary Public

9/11/2001
My Commission Expires

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

02883-ST