THIS INSTRUMENT WAS PREPARED BY:

KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37027-2127

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00.

Annette Byd
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF MARCH, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE Exp 10/25/2003 DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 03/19/01 10:15 2pgs
Fees:11.00 Taxes:1065.60
20010319-0025830

Address New Owner	Send Tax Bills	Map / Parcel Numbers
Charles F. Byrd	Fifth Third Mortgage Co.	Map 145-6
5829 Fredricksburg Drive	250 W. Main Street	
Nashville, TN 37215	Lexington, KY 40507	Parcel 34

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT HARRIETT W. PLAISTED, A WIDOW., by and through Dean Papapetrou as Guardian for Harriett W. Plaisted, hereinafter referred to as Grantor, for and in consideration of the sum of TWO HUNDRED EIGHTY EIGHT THOUSAND AND NO/100 ($288,000.00) Dollars cash in hand paid by CHARLES F. BYRD AND WIFE, ANNETTE BYRD, hereinafter referred to as Grantees, in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantees, their heirs, successors, and assigns forever the following described property in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 16 on the plan of Tyne Valley Estates, Section IV, as of record in Book 3600, page 10, Register's Office for said County.

Said Lot No. 16 fronts 167 feet on the southerly side of Fredricksburg Drive and extends back 432.4 feet on the easterly line and 408.7 feet on the westerly line, to a dead line in the rear on which it measures 248.2 feet.

Being the same property conveyed to Jack W. Plaisted and wife, Harriett W. Plaisted by deed from John L. Peterson and wife, Nancy S. Peterson, dated December 2, 1964 and recorded in Book 3838, page 255, said Register's Office. The interest of Jack W. Plaisted was conveyed to Harriett W. Plaisted pursuant to court decree entered in the office of the Circuit Court for Davidson County, Tennessee, of record in Minute Book 065C, page 0992. A copy of the court decree is being recorded simultaneously herewith. Dean Papapetrou has been appointed guardian for Harriet W. Plaisted pursuant to order of the Circuit Court for Suwanee County, Florida (Case No. 00-143CP). The order of the Circuit Court approving the sale of the above property is being recorded simultaneously herewith.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions.

This is unimproved ( ) improved (X) property, known as 5829 Fredricksburg Drive, Nashville, TN 37215.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind itself, its heirs, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 16th day of March, 2001.

Harriett W. Plaisted

Guardian

Harriett W. Plaisted
By Dean Papapetrou,
Guardian for Harriet W. Plaisted

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 Dean Papapetrou, with whom I am personally acquainted, and who acknowledged that he is the Guardian for Harriet W. Plaisted, the within named bargainor, and as such Guardian has executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of March, 2001.

KIRK C. WAITE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Kirk C. Waite

Notary Public

My Commission Expires:

My Commission Expires
November 27, 2004