Davidson County DEEDWARR
Recvd: 07/16/01 15:17 2pgs
Fees:13.00 Taxes:569.43

20010716-0075367

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater is $153,900.00.

Subscribed and Sworn before me this the 13th day of July, 2001.

Mary K. Sundberg
Affiant

Notary Public

My Commission Expires
April 6, 2004 (Affix Seal)

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. Y013146
7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
Roger A. Byrd
420 Annapolis Circle
Hermitage, TN 37076

Send tax bills to:
ABN AMRO MORTGAGE GROUP, INC.
2600 W. BIG BEAVER RD.
TROY, MICHIGAN 48084

Map 98-13-A Parcel 41 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Continental Development and Construction, Inc.

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Roger A. Byrd and Mary K. Sundberg, as Joint Tenants with the right of survivorship, not as Tenants In Common

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 41 on the Plan of Phase Two, Section Four, New Hope Point, a Planned Unit Development, of record in Plat Book 9700, page 874, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the property conveyed to Continental Development and Construction, Inc., a Tennessee corporation by Instrument No. 20001128-0116634, Register's Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 420 Annapolis Circle, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 13th day of July, 2001.

Continental Development and Construction, Inc.

BY: B A Campbell, SA
Brent A. Campbell, Authorized Settlement Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Brent A. Campbell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Authorized Settlement Agent, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this 13th day of July, 2001.

My commission expires:
My Commission Expires
April 6, 2004

Notary Public

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO., TN