Realty
48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $108,900.00

Evangeline T. Flanagan
Affiant

Subscribed and sworn to before me, this 23rd day of January, 2002.

Catherine R. Vass
Notary Public
My commission expires: 05/30/04

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

Davidson County DEEDWARR
Recvd: 01/28/02 13:56 2pgs
Fees:13.00 Taxes:402.93
20020128-0011596

Address of New Owner:	Send Tax Bills to:	Tax Information
Evangeline T. Flanagan 512 Clearwater Drive Nashville TN 37217	New Owner	150-01 158.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stuart A. Byrd and wife, Jamie A. Byrd**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Evangeline T. Flanagan and husband, Elbert R. Flanagan**, hereinafter called the Grantees, their successors 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. 126 on the Plan of Edge-O-Lake Estates, Section 8, of record in Book 3700, Page 101, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Stuart A. Byrd and wife, Jamie A. Byrd by deed from Tommy J. Lambert and wife, Betsy Lambert, of record in Book 10950, Page 831, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 512 Clearwater Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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 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 24th day of January, 2002.

Stuart A. Byrd

Jamie A. Byrd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stuart A. Byrd and Jamie A. Byrd, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 24th day of January, 2002.

Catherine R Vass

Notary Public

My Commission expires 05/30/04

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30th 2004