PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 06/03/02 10:51 2pgs
Fees:13.00 Taxes:536.50

20020603-0066571

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **May, 2002** between **SABRINA J. HABERNIGG, an unmarried woman** , GRANTOR, and **JAMES BYERS and MELANIE BYERS, husband and wife** , GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **HERMITAGE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 165 on the Revised Plat of Fleetwood Subdivision, Phase Two, being planned unit development, of record in Plat Book 6900, page 969, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

BEING the same property conveyed to Sabrina J. Habernigg, unmarried, by deed from Gordon W. Vaughn, unmarried, of record in Book 1113, page 95, dated 9/4/98 and recorded 9/15/98, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 6900, page 969; any and all easements, right of ways, building restrictions, zoning regulations, setback lines, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Sabrina J. Habernigg

SABRINA J. HABERNIGG
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **SABRINA J. HABERNIGG, an unmarried woman** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **May, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES: 03-26-05

Name and Address of Property Owner:

JAMES BYERS and MELANIE BYERS
2756 FLEET DRIVE
HERMITAGE, TN 37076

Property Address:

2756 FLEET DRIVE
HERMITAGE, TN 37076

Person Responsible for Taxes:

SAME

Parcel #:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$145,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **May, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES: 03-26-05

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076