F-0601
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Jack Case Wilson
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7100 Executive Ctr. Dr., Suite 150
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Davidson County DEEDWARR
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Fees:18.00 Taxes:122.10
20020703-0080565

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of June, 2002 by and between **Mortgage Electronic Registration Systems, Inc.**, party of the first part, and ~~Billie Byrd, unmarried and Will Simon and Angie Simon, husband and wife~~ party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

SEE EXHIBIT A

This being the same property conveyed to Grantor herein by Successor Trustee's Deed of record at Instrument No. 20010706-0072299 in the Register's Office of Shelby County, Tennessee. (Grantor is one and the same entity erroneously referred to therein as "Mortgage Electronic Systems, Inc.")

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for all matters of record, including Easements in Book 8860, Page 263 in the Register's Office of **Davidson** County, Tennessee; that portion of the property embraced within the charter right of way of L&N Railroad; year 2002 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Mortgage Electronic Registration Systems, Inc.

By: Fidelity National Asset Management Solutions, Its Attorney-in-Fact

By: Carol J. Black
Printed Name: Carol J. Black
Title: Assistant Vice President

STATE OF Colorado
COUNTY OF Adams

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Carol J Block, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Assistant Vice President of **Fidelity National Asset Management Solutions**, a corporation, which caused this instrument to be executed on behalf of **Mortgage Electronic Registration Systems, Inc.**, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Mortgage Electronic Registration Systems, Inc.**

WITNESS my hand, at office, this 24th day of June, 2002

Notary Public

TONYA HINTON-WILLIS NOTARY PUBLIC STATE OF COLORADO

Commission Expiration: 3/16/05

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF10234

PROPERTY ADDRESS:
2157 Sadler Avenue
Nashville, Tennessee

PARCEL ID NUMBER: Field Book 06DA15986-Map 119-1, Parcel 1

PROPERTY OWNER:
Billie Byrd
8435 Taliaferro Rd.
Eaglevill, TN 37060
MAIL TAX BILLS TO:
8435 Taliaferro Rd.
Eaglevill, TN 37060

STATE OF Tennessee
COUNTY OF Williamson

I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $ 33,000.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Billie Byrd
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 27th DAY OF June, 2002.

NOTARY PUBLIC

COMMISSION EXPIRATION: 4/16/06

JACK CASE WILLIAMSON NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE

This deed is prepared with information provided by Chicago Title Ins. Co.
F:\USERS\CHRIS\MERS Docs\SWD.Anderson.POA.Sadlor Co.wpd

EXHIBIT A

Being part of Lot No. 45, on the Plan of Sadler Place, of record in Plat Book 332, Page 31, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the northwest corner of Glenrose Avenue, also known as Mill Creek Road, and Sadler Avenue, northeasterly 50 feet to an iron pin; thence leaving the westerly margin of Sadler Avenue, N70 deg. 00' west, 100.4 feet to a point in the easterly right-of-way of said Railroad, southwesterly 91.38 feet to the northerly margin of Glenrose Avenue; thence with the northerly margin of Glenrose Avenue, S81 deg. 42' E. 124.5 feet to the point of beginning.

Included in this Description but specifically excluded herefrom is that property conveyed to Metropolitan Government for Nashville/Davidson County, described in the Agreed Final Order of record in Book 8860, Page 263, Register's Office for Davidson County, Tennessee, described as follows:

Being Part of Lot 45 on the Plan of Sadler Place of record in Book 332, Page 31, Register's Office for Davidson County, Tennessee, described as follows:

Right-of-Way: Beginning at the intersection of the existing northerly right-of-way line of Glenrose Avenue and the existing easterly right-of-way line of CSX Transportation to a point; thence N20 deg. 13'20"E 12.29 feet along the existing easterly right-of-way Line of CSX Transportation to a point; thence S89 deg. 45' 31" E 103.96 feet to a point of curvature; thence northeasterly in a curve concave to the northwest having a radius of 25 feet a distance of 33.03 feet to a point of tangency on the existing westerly right-of-way line of Sadler Avenue; thence S14 deg. 32' 31" W, 31.93 feet along the existing westerly right-of-way line of Sadler Avenue to the intersection of the existing westerly right-of-way line of Sadler Avenue and the existing northerly right-of-way line of Glenrose Avenue; thence N 29 deg. 29'51" W, 124.50 feet along the existing right-of-way line of Glenrose Avenue to the point of beginning, said tract containing 0.035 acres, more or less.

Temporary Construction Easement: Beginning at the point of intersection of the existing easterly right-of-way line of CSX Transportation and the proposed right-of-way of Glenrose Avenue; thence N20 deg. 13' 20" E, 5.22 feet along the existing easterly right-of-way of CSX Transportation to a point; thence S89 deg. 45' 31" E, 7.14 feet to a point on the proposed right-of-way line of Glenrose Avenue; thence southwesterly in a curve concave to the north having a radius of 25 feet and a distance of 16.09 feet to a point of tangency on the proposed right-of-way line of Glenrose Avenue; thence N 89 deg. 45' 31" W, 103.96 feet along the proposed right-of-way line of Glenrose Avenue to the point of beginning, said easement containing 0.013 acres, more or less. Said Temporary construction easement to be abandoned upon completion of construction.

Driveway Improvement: Additional temporary construction easements for proposed driveway construction shall be as follows: 10 foot along length of driveway and 20 foot along width of drive. Said additional temporary easement containing 0.005 acres, more or less. Said temporary construction easement to be abandoned upon completion of construction.