39-B

Davidson County DEEDWARR Recvd: 07/03/02 15:56 2pgs Fees:13.00 Taxes:587.93 20020703-0080632	State of Tennessee County of DAVIDSON The actual consideration or value, whichever is greater, for this transfer is **$158,900.00.** Affiant Subscribed and sworn to before me this 26th day of June, 2002. Notary Public My commission expires: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE, DAVIDSON COUNTY, TN — My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JAMES BRIAN BYRD	**SunTrust Mortgage, Inc.**	**Map 126-15, Group A, Parcel 016.00-CO**
7808 FARMINGTON PLACE	**901 Semmes Avenue**	
NASHVILLE, TN 37221	**Richmond, VA 23224**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

JOEL A. VALLEJO and wife, JULIE M. VALLEJO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES BRIAN BYRD and wife, CLAUDIA DIAZ-BYRD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No.16 on the Plan of Boone Trace at Biltmore, Phase One, of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joel A. Vallejo and wife, Julie M. Vallejo by deed from Terry S. Hamm, Sr. and wife, Penny D. Hamm of record in Book 11100, Page 870, Register's Office for Davidson County, Tennessee.

This is improved (_x___) Unimproved (____) property, known as **7808 FARMINGTON PLACE, NASHVILLE, TN 37221**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 26th day of June, 2002.

Joel A. Vallejo by Julie M. Vallejo
JOEL A. VALLEJO
BY: JULIE M. VALLEJO,
HIS ATTORNEY-IN-FACT

Julie M. Vallejo
JULIE M. VALLEJO

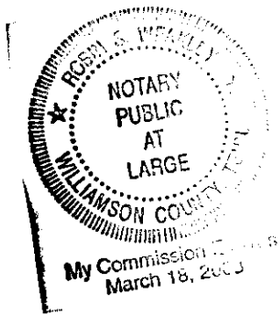
STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JULIE M.. VALLEJO ,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **26th** day of **June, 2002.**

Notary Public

My Commission Expires: 3/18/2003



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Julie M. Vallejo with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Joel A. Vallejo, the within named bargainor(s), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Joel A. Vallejo the within named bargainor(s) by the said Julie M. Vallejo as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 26th day of JUNE, 2002.

NOTARY PUBLIC

My Commission Expires: 3/18/2003

