STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan A. Bahner	Chase Manhattan Mortgage Corporation	Map 171-03-0-B
(NAME) 641 Old Hickory Blvd., Unit 15	(NAME) P.O. Box 572405	Parcel:
(ADDRESS) Brentwood TN 37027	(ADDRESS) Murray, UTAH 84157	Parcel 037.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RALPH G. BYRD AND WIFE, JUNE NEWBY-BYRD**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JOAN A. BAHNER, A MARRIED WOMAN**, 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, Tennessee, being all of Unit No. 8, PHASE ONE, SECTION ONE, TOWNHOMES OF FREDERICKSBURG, as shown by plat appearing of record in Plat Book 9700, page 236, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ralph G. Byrd and wife, June Newby-Byrd by Warranty Deed of record in Book 10636, Page 929, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following Restrictive Covenants of record in Book 10126, page 435; Book 10224, page 683; Book 7798, page 843; Book 8920, page 65; Book 9500, page 393; Book 9860, page 840; Corrections of record in Book 10294, page 850; Book 10453, page 931; Book 10694, page 541; Charter of Townhomes of Fredericksburg Homeowners Association of record in Book 8920, page 40 and Book 10126, page 430; By-laws of record in Book 10126, page 489 and amended of record in Book 10275, page 959; and, any and all matters as shown on the plan of record in Book 9700, page 236, Easement for dedication of Site Drainage of record in Book 10012, page 756; Sanitary Sewer and/or Storm Drainage Easement of record in Book 7358, page 643, Book 7993, page 269; Book 9607, page 431, and Book 7851, page 712; Deed of Conveyance for permanent easement for Construction and Maintenance of Drainage Facility of record in Book 7851, page 712, and, any and all matters as shown on the plan of record in Plat Book 9700, page 236, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd., Unit 15, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 08/09/02 09:34 2pgs
Fees:13.00 Taxes:998.63
20020809-0096157

Witness our hands this 8th day of August, 2002.

Ralph G. Byrd

June Newby-Byrd

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Ralph G. Byrd and June Newby Byrd husband and wife who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of August, 2002.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076