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

SHAWN E. KUDRICK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, [illegible]

Davidson County DEEDWARR
Recvd: 11/01/02 15:23 2pgs
Fees:13.00 Taxes:529.10

20021101-0134362

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $143,000.00

Jennifer McDowell
Affiant

Subscribed and sworn to before me, this 30th day of October, 2002.

Notary Public
My commission expires: 5-28-03

Address of New Owner:	Send Tax Bills to:	Tax Information
Peggy L. Byram 205 Myhr Green Nashville, TN 37221	SunTrust Bank 201 Fourth Ave. No. Nashville, TN 37219	142-07-0-C-072.00

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, **J. Frank Walters, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Peggy L. Byram**, hereinafter called the Grantee, her 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 Unit No. 72, Ashley Green, of record in Plat Book 6900, page 24, amended in Plat Book 6900, page 978, and Exhibit "C" to Master Deed in Book 7184, page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Frank Walters by deed from Betty C. Mathews Fallis, of record in Book 11101, page 207, Register's Office of 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 205 Myhr Green, 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 Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 30th day of October, 2002.

J. Frank Walters

J. Frank Walters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **J. Frank Walters**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 30th day of October, 2002.

Notary Public

My Commission expires: 5-28-06

JAY H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006