DEBRA L. GENTRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00.

James W. Bilyeu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Bilyeu	SAME	Map: 118-10-
(NAME) 3404 Woodhaven Drive	(NAME)	Parcel: 122
(ADDRESS) Nashville TN	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, WARREN W. BROWN, SR. AMD WIFE, MARY FRANCES BROWN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JAMES W. BILYEU, hereinafter called the GRANTEE, his 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 Lot No. 57, on the Plan of Pleasant Valley Subdivision, as shown by plat appearing of record in Plat Book 1424, Page 63, 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 Warren W. Brown, Sr., and wife, Mary Frances Brown by Warranty Deed of record in Book 5170, Page 190, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 1452, Page 299 and Book 1632, Page 427; and, any and all matters as shown on plat of record in Plat Book 1424, Page 63; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3404 Woodhaven Drive, Nashville, TN
(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 GRANTEE, his heirs and assigns forever; and Grantors covenant with the said GRANTEE 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 Grantee 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 GRANTEE, his 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: 01/21/03 10:52 2pgs
Fees:13.00 Taxes:525.40
20030121-0008129

Witness our hands this 16th day of January, 2003.

Warren W. Brown Sr

Warren W. Brown, Sr.

Mary Frances Brown

Mary Frances Brown

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Warren W. Brown, Sr. amd wife, Mary Frances Brown who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of January, 2003.

Notary Public

DEBRA L. GENTRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

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(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027