Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #03-1082

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Billie Byrd and Eddy Brown**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Jolene K. Schmitz, unmarried**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot. No. 6 on the Plan of G. A. Pickup's Subdivision of Parts of Lots Nos. 32 and 33 in Brownsville, as of record in Book 974, Page 43, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts fifty (50) feet on the northerly side of Straightway Avenue and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Billie Byrd and Eddy Brown by deed from Mel Martinez, Secretary of Housing and Urban Development of record in Inst. No. 20020422-0049574, RODC.

The property conveyed by this instrument has never been the residence of the Grantors, their spouses, or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1605 Straightway Avenue, Nashville TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of March, 2003

Billie Byrd _____ Eddy Brown _____

Billie Byrd Eddy Brown

Davidson County DEEDWARR
Recvd: 04/08/03 13:30 2pgs
Fees:13.00 Taxes:203.50

20030408-0046445

State of Tennessee)
County of Davidson)

On this 27th day of March, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Billie Byrd and Kelly Brown, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 55,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of March, 2003.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jolene K. Schmitz	Cavalry Mortgage	72-14-168
1605 Straightway Avenue	2209 Crestmoor Rd. #210	
Nashville, TN 37206	Nashville, TN 37215	