CUMBERLAND TITLE CO.
216 Centerview Dr. Ste. 139
Brentwood, TN 37027

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
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104 Woodmont Blvd.
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E-mail: *main@wilkinsandivey.com*
W & I Ref:(SK) Title No: 44491
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/05/03 11:41 2pgs
Fees:13.00 Taxes:638.25
20030505-0059445

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Francis Byrd 7173 Bay Cove Trail Nashville, Tennessee 37221	America's Wholesale Lender 750 Old Hickory Blvd. #180 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 141-12-B-094

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$172,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janet M. Friedmann, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Francis Byrd*** 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:**

*and wife, Dorothy L. Byrd

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Southampton Phase 5 of record in Book 6900, page 217 Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Janet M. Friedmann, unmarried by deed from Dennis J. Robertson and wife Heather E. Robertson of record in Book 11645, page 384, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 217, said Register's Office, which Plan shows a 40 foot minimum building setback line from Bay Cove Trail together with a designated building site, and 10 foot easement for public utility and drainage purposes along the rear lines of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7140, page 345, Book 6120, page 450; Book 6231, page 63; By Laws 6355, page 517, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7173 Bay Cove Trail, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 29th day of April, 2003.

Janet M. Friedmann

Janet M. Friedmann

State of TENNESSEE

County of DAVIDSON

On this 29th day of April, 2003 , before me the undersigned authority, personally appeared Janet M. Friedmann , 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary

My Commission Expires MAY 30, 2004

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $172,500.00

Affiant

Sworn and subscribed before me this the 29th day of April, 2003

Notary Public

My Commission Expires: _____

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires October 25, 2003