Davidson County DEEDWARR
Recvd: 07/31/03 15:31 3pgs
Fees:18.00 Taxes:111.00
20030731-0108925

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Scott H. Byrd
4706 Michigan Ave
Nashville, TN 37209

SEND TAX BILL:

New Owner

MORTGAGEE:
National Bank of Commerce
3410 Gallatin Road,
Nashville, TN 37216

MAP AND PARCEL:
MAP 28
PARCEL 93

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lee A. J. Proctor, Jr. ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Scott H. Byrd ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

Sue Proctor joins in the execution of this instrument to convey her interest in the property as spouse of Lee A. J. Proctor, Jr.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is UNimproved property known as Map 28, Parcel 93, Ridge Hill Dr. (10.86acres), Joelton, TN 37080.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31 day of July, 2003.

Lee A. J. Proctor, Jr.

Sue Proctor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Lee A. J. Proctor, Jr. and wife, Sue Proctor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 31 day of July, 2003.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $30,000.00.

AFFIANT

Subscribed and sworn to before me this 31 day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

EXHIBIT 'A'

Land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 3, of the Edward W. Thompson property described according to a survey by Southeastern Engineering Company under date of October 15, 1967 as revised April 18, 1968, as follows:

Beginning at a point in the northerly margin of Ridge Hill Drive 1971.38 feet +/- West of the westerly line of the M.E. Spruill property of record in Book 3761, page 337, Register's Office for Davidson County, Tennessee; thence N. 7 deg. 27' W. 1813.45 feet to an iron pin; thence N. 59 deg. 30" W. 265.0 feet to an iron pin; thence S. 4 deg. 59' East 1913.75 feet to an iron pin in the northerly margin of Ridge Hill Drive said point is 519.58 feet +/- East from the easterly line of The National Council of Jewish Women of record in Book 3162, page 106, Register's Office for said County; thence easterly 300.85 feet to the point of beginning containing 10.86 acres.

Source 8852 321