This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030391

Davidson County DEEDWARR
Recvd: 11/21/03 16:06 2pgs
Fees:13.00 Taxes:362.23
20031121-0170231

Send Tax Bills To:
Alicia R. Byrne
821 Nashua Court
Nashville, TN 37209
New Owner is:
Alicia R. Byrne
821 Nashua Court
Nashville, TN 37209

MAP: 91-05
PARCEL: 267.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James Hartley and Courtney Nokes**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Alicia R. Byrne** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Brookewood, Phase Two, of record in Book 8250, Page 877, Register's Office for siad County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Courney E. Nokes, unmarried and James S. Hartley, unmarried by Deed from The Marchetti Company, a Tennessee Corporation dated 4/13/00, recorded 4/18/00, in Instrument No. 200004180038773, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of ~~October~~ November, 2003.

GRANTOR:

James Hartley

James Hartley

Courtney Nokes

Courtney Nokes

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James Hartley and Courtney Nokes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17th day of November, 2003.

Heather M Moore

Notary Public

My Commission Expires: _____

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $97,900.00.

William L. Collins

Affiant

SWORN TO and subscribed before me this 17th day of November, 2003.

Heather M. Moore

NOTARY PUBLIC

My commission expires:

_____

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007