PREPARED BY (AND RETURN TO):

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SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

W & I Ref:(_____) Title No: 45213
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard R. Byrd Carol A. Byrd 108 Jamestown Green Court Nashville, Tennessee 37215	Same

Davidson County DEEDWARR
Recvd: 01/05/04 11:15 2pgs
Fees:13.00 Taxes:869.50

TAX MAP-PARCEL NUMBERS: 131-3H-6

20040105-0001188

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$235,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **R. Gary Gibson and spouse, Martha M. Gibson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard R. Byrd and spouse, Carol A. 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:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.3B of James Town Green Condomoniums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan and Exhibit D to the Master deed of record in Book 6250 page 497 and in Book 6562, page 901 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to R. Gary Gibson and spouse, Martha M. Gibson by deed from William S. Lainhart and Catherine B. Lainhart, Trustee of The William S. and Catherine B. Lainhart Joint Revocable Living Trust u/a/d December 30, 1993.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 497, the surveyor's certificate of correction of record in Book 6732, page 744 and Exhibit "D" to Master Deed and By-Laws of record in Book 6562, page 901, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6562, page 901, Book 6832, page 936, Book 7024 page 478, Book 7182, page 412, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 108 Jamestown Green Court, Nashville, Tennessee 37215

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 30th day of December, 2003.

R. Gary Gibson

Martha M. Gibson

State of TENNESSEE
County of DAVIDSON

On this 30th day of December, 2003 , before me the undersigned authority, personally appeared R. Gary Gibson and Martha M. Gibson , 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.

My Commission Expires: _____

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

My Commission Expires MAY 30, 2004

Notary

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 $235,000.00

Affiant

Sworn and subscribed before me this the 30th day of December, 2003

Notary Public

My Commission Expires: 5/24/05

SHIRLEY A. [illegible] NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.