Davidson County DEEDWARR
Recvd: 03/05/04 11:10 2 pgs
Fees:13.00 Taxes:388.50

20040305-0025390

WARRANTY DEED

G-RFG-03-0681

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Mitchell B Byrd
Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2004

Deena L O'Brien
Notary Public

MY COMMISSION EXPIRES: 9/30/06

NOTARY PUBLIC DEENA L. O'BRIEN MY COMM. EXP. 9/3.../06 AT LARGE DAVIDSON COUNTY (DAVIDSON SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell Byrd	First Franklin Financial	
681 Piccadilly Row	(NAME) 150 Allegheny Center Mall	149-02-B-3 CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Pittsburgh, PA 15212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD L. COLBERT AND WANDA S. COLBERT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MITCHELL BYRD, and wife Regen L. Byrd hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Piccadilly Square, Phase II as of record in Plat Book 6250, pages 92, 93, and 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed Richard S. Colbert and wife, Wanda S. Colbert by Warranty Deed from Tammi Arender dated April 2, 2003 and filed for record on April 8, 2003 in Instrument No. 200304080046664

Also,

Being the same property conveyed to Tammi Arender, unmarried dated December 30, 1999 and filed for record January 5, 2000 in Instrument No. 200001050001275, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 681 Piccadilly Row, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this 27th day of February, 2004.

Richard L. Colbert

Wanda S. Colbert

Wanda S. Colbert

STATE OF Tennessee

COUNTY OF Davidson

DEENA L. O'BRIEN

I, , a Notary Public of the County and State first above written, do hereby certify that Richard L. Colbert and Wanda S. Colbert personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of February, 2004.

Deena L O'Brien

Notary Public

My Commission Expires:

(SEAL)

DEENA L. O'BRIEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMM. EXPIRES SEPT. 30, 2003

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903