This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 03/23/04 09:25 2pgs
Fees:13.00 Taxes:66.60
20040323-0032450

ADDRESS NEW OWNER:
Billie Byrd
8435 Taliaferro Road
Eagleville, TN 37060

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 72-14
PARCEL 93.00
27W-04145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Hudson M. Cantrell Sr. and wife, Christine F. Cantrell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Billie Byrd, married, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lot No. 14 in A. H. Robinson's Subdivision of Lots Nos. 28 and 29 and part of Lot No. 30 in Brownsville, a Plan of which subdivision is of record in Book 57, Page 1, Register's Office for Davidson County, Tennessee. Said part of Lot No. 14 is more particularly described as follows:

BEGINNING at a point in the dividing line between said Lot No. 14 and Lot No. 15, 214-1/2 feet south of the northwest corner of said Lot No. 14, running thence easterly, parallel with Main Street, 95 feet to the center of Chapel Avenue; thence southerly with the center of Chapel Avenue, 42 feet; thence westerly to and along the north margin of Main Street to a point in the dividing line of Lot Nos. 14 and 15 at the North margin of Main Street; thence Northerly, along the dividing line between Lots Nos. 14 and 15, 42 feet to the point of beginning.

Being the same property conveyed to Hudson M. Cantrell, Sr., and wife, Christine F. Cantrell, by deed from Theola Moore, who retained a life estate, of record in Book 5277, Page 743, Register's Office for Davidson County, Tennessee. The said Theola Moore having since died.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 2004 have been pro-rated and assumed by Grantee.

This is improved property known as 2411 Chapel Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billie Byrd, married, her heirs and assigns, forever; and we, Hudson M. Cantrell Sr. and wife, Christine F. Cantrell, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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, her heirs 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 the 18th day of March, 2004.

Hudson M. Cantrell Sr.

Christine F. Cantrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Hudson M. Cantrell Sr. and wife, Christine F. Cantrell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 18,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of March, 2004.

NOTARY PUBLIC
My Commission Expires: 11/27/2004