Davidson County DEEDWARR
Recvd: 03/23/04 10:55 2pgs
Fees:13.00 Taxes:693.75

20040323-0032540

WARRANTY DEED

B-UP-04-0911

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/3/04

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Robert Christopher Herb Sawyer	Union Planters Bank, NA	
911 Woodmont Blvd.	(NAME) 1900 Charles Bryan Rd.	118-9-228
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Cordova, TN 38016	
(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 JAMES W. BILYEU AND WADEAN H. BILYEU, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT CHRISTOPHER HERBERT SAWYER, UNMARRIED, 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. 3 on the Plan of the First Addition, Woodmont Boulevard Section of Marengo Park, as of record in Book 974, Page 83, Register's Office for said County, which is a subdivision of an unnumbered tract and part of a closed street shown on the Map of Woodmont Boulevard, Section of Marengo Park, as of record in Book 1130, Page 32, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Woodmont Boulevard, the common corner of Lots Nos. 2 and 3; thence with the line between said lots, southerly 215.8 feet to a point; thence southwesterly 30 feet to a common corner of lots Nos. 3 and 5; thence with the line between said lots, northwesterly 110 feet to the common corner of lots Nos. 3 and 5; thence with the line between said lots, northwesterly 110 feet to the common corner of lots Nos. 3, 4 and 5, at a concrete monument; thence with the line between said lots Nos. 3 and 4, northerly 146 feet to the south margin of Woodmont Boulevard; thence with the margin of same, easterly 85 feet to the point of beginning.

Being the same property conveyed to James W. Bilyeu and wife, Wadean H. Bilyeau by Deed dated October 24, 2003 and filed for record on October 27, 2003 in Instrument Number 20031027-0157818, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Yolanda Lanise Wiggins by Quitclaim Deed dated September 20, 1990 and filed for record on September 21, 1990 in Book 8201, Page 148, 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 911 Woodmont Blvd., Nashville, Tennessee 37204
(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 16th day of March, 2004.

James W. Bilyeu

Wadean H. Bilyeu

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Bilyeu and Wadean H. Bilyeu, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 16th day of March, 2004.

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903