Davidson County DEEDWARR
Recvd: 04/23/04 16:06 2pgs
Fees:13.00 Taxes:468.79

20040423-0046716

WARRANTY DEED

FRANCIS D. WILLIAMS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,700.00

Margaret A. Paxton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 2004

Francis D. Williams
Notary Public

MY COMMISSION EXPIRES: October 22, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cameron Escrow, LLC, 1410 Kensington Square Court, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret A. Paxton (NAME)	America's Wholsesale Lender (NAME)	87-1
4269 Chesney Glen Drive (ADDRESS)	750 Old Hickory Blvd. # 180 (ADDRESS)	A
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	56

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Brooke E. Byers and husband, Christopher N. Byers and Michael K. Byers and wife, Susan H. Byers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret A. Paxton, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 107, Section 1A of Chesney Glen, of record in Instrument #200209060107912, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Brooke E. Byers and husband, Christopher N. Byers and Michael K. Byers and wife, Susan H Byers, as joint tenants with rights to survivorship by deed dated 8/28/01 of record in Instrument #2 00209060107912, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 10278, Page 279, and amended in Book 10449, Page 215 and Book 10449, Page 217, Book 10469, Page 924, Book 10528, Page 73, Book 10640, Page 944 and Book 11317, Page 674, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 4269 Chesney Glen Drive, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand S this 15th day of April, 2004

Brooke E. Byers
By: Brooke E. Byers
Christopher N. Byers, Attorney-in-fact

Michael K. Byers
By: Michael K. Byers
Christopher N. Byers, Attorney-in-fact

Christopher N. Byers

Susan H. Byers
By: Christopher N. Byers
Christopher N. Byers, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brooke E. Byers and husband, Christopher N. Byers and Michael K. Byers and wife, Susan H. Byers

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 15th day of April, 2004.

Commission expires October 22, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 4/15/04 before me personally appeared Christopher N. Byers (known to me or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brooke E. Byers and Michael K. Byers and Susan H. Byers, and who upon his oath acknowledged that he executed the same as the free act and deed of the said Brooke E. Byers and Michael K. Byers and Susan H. Byers, through Power of Attorney granted April 7, 2004 by the said Brooke E. Byers and Michael K. Byers and Susan H. Byers

Notary Public

My Commission Expires: 10/22/07

FRANCIS D. WILLIAMS
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.