BOX #14A
G-17026-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/04 12:53 2pgs
Fees:13.00 Taxes:601.25
20040504-0050557

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2004

Notary Public

MY COMMISSION EXPIRES: ~~May 29, 2005~~ 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
WILLIAM B. BYRD, III (NAME)	SunTrust Mortgage, Inc. (NAME)	104-1-429
3610 NEBRASKA AVENUE (ADDRESS)	P.O. Box 79041 (ADDRESS)	
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	Baltimore, MD 21279-0041 (CITY) (STATE) (ZIP)	

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, ~~PARTRICK~~ PATRICK G. FROGGE and wife, AMY M. FROGGE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM B. BYRD, III

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 LOT NO. 4 ON THE RESUBDIVISION OF LOTS 177 AND 178 ON THE PLAN OF WEST GROVE SUBDIVISION, AS OF RECORD IN BOOK 4300, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 4 FRONTS 66.87 FEET ON THE ~~NORTHERLY~~ NORTHERLY SIDE OF NEBRASKA AVENUE AND RUNS BACK BETWEEN LINES 103.00 FEET ON ITS WESTERLY LINE AND 94.06 FEET ON ITS EASTERLY LINE, TO A LINE IN THE REAR ON WHICH IT MEASURES 91.48 FET.

BEING THE SAME PROPERTY CONVEYED TO PATRICK G. FROGGE BY DEED FROM THE MOORE FAMILY IRREVOCABLE TRUST, OF RECORD IN INSTRUMENT NO. 20010406-0034113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AMY M. FROGGE, SPOUSE OF PATRICK G. FROGGE, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF RELEASING ANY AND ALL RIGHTS SHE MAY HAVE IN AND TO THE ABOVE DESCRIBED PROPERTY, ESPECIALLY HER MARITAL RIGHTS.

unimproved ( )
This is improved (X) property, known as 3610 NEBRASKA AVENUE, NASHVILLE, TN 37209
(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 my hand this 30th day of April 2004

PARTRICK G. FROGGE

Amy M. Frogge

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PARTRICK G. FROGGE AND WIFE, AMY M. FROGGE

the bargainor ____, 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 NASHVILLE, Tennessee, this 30th day of April 2004.

Commission expires May 29, 2005

Notary Public

L. DIKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

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