PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 05/24/04 15:05 2pgs
Fees:13.00 Taxes:815.85
20040524-0060802

W & I Ref: km Title No: 45515

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew S. Byarlay 4005 Skyline Drive Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-13-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William H. Abbott,** unmarried, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew S. Byarlay** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Vailwood Heights of record in Book 1835, Page 32 Register's Office for said County.

Said Lot No. 21 fronts 110.0 feet on the westerly margin of Skyline Drive and extends back 190.9 feet on the northerly line(s) and 1889.3 feet on the southerly line to a dead line in the rear, measuring 110.1 feet thereon.

Being the same property conveyed to Henry H. Abbott and wife, Wanda L. Abbott by deed from J. E. Crain and wife, Marie S. Crain of record in Book 2022, Page 296, said Register's Office. The said Henry H. Abbott has since died. By Quitclaim deed of record in Book 7677, Page 44 Register's Office for said County, Wanda L. Abbott conveyed a one-half (1/2) undivided interest as tenants in common to William H. Abbott. The said interest as tenants in common to William H. Abbott. The said Wanda L. Abbott has since died. By Affidavit of Heirship recorded simultaneously herewith and prior there to William H. Abbott was established as the sole surviving heir of Wanda L. Abbott. * 20040524-0060800

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835 Page 32, said Register's Office, which Plan shows a 50 foot minimum building setback line from Vailwood Drive and a 20 foot easement for public utility purposes along the rear line(s); an easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3888, Page 825, said Register's Office.

This is improved property, known as: 4005 Skyline Drive, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of May, 2004 .

William H. Abbott

State of TENNESSEE
County of WILLIAMSON

On this 15th day of May, 2004 , before me the undersigned authority, personally appeared **William H. Abbott** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires MAY 28, 2005
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $220,500.00

Affiant

Sworn and subscribed before me this 15th day of May, 2004

Notary Public

My Commission Expires: 10-3-06

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

Wldoc: Deed Wty—12/92