Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Milam Byers
7356 Olmsted Drive
Nashville, Tennessee 37211

MORTGAGEE:
Premier Bank of Brentwood
5217 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/23/04 08:51 2pgs
Fees:13.00 Taxes:392.20
20040623-0074227

SEND TAX BILL TO:
Owner

MAP	**104-13**
GROUP	**D**
PARCEL	**21.00**

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 and sufficiency of which are hereby acknowledged, **Thomas B. Weaver, Jr., married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Milam Byers, married**, hereinafter called the "GRANTEE", his 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 Unit No. F-2 on the Plat of Bellwood Terrace Condominiums, at 500 Bowling Ave, Nashville, Tennessee, of record in Plat Book 6100, page 177, amended in instrument no. 199912130302356, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Thomas B. Weaver, Jr., by deed from West End Limited, a Tennessee Limited Partnership of record in Book 8149, page 244, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 456 Bowling Ave., Unit F-2, Nashville, Tennessee 37205.

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", his heirs and assigns , forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized 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; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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.

*Charlene H. Weaver, spouse of Thomas B. Weaver, Jr., hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS my/our hand(s) this the 18th day of June, 2004.

Thomas B. Weaver, Jr. by Anne McGugin as attorney-in-fact

Thomas B. Weaver, Jr., by Anne McGugin, as attorney-in-fact

Charlene H. Weaver by Anne McGugin as attorney-in-fact

Charlene H. Weaver, by Anne McGugin, as attorney-in- fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Anne McGugin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney in fact for **Thomas B. Weaver, Jr. and wife, Charlene H. Weaver**, the bargainors, and that as said attorney in fact she executed the within Warranty Deed for the purposes therein contained by signing the names of **Thomas R. Weaver, Jr. and Charlene H. Weaver** as their free act and deed..

WITNESS my hand and official seal this 18th day of June, 2004.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires: 5/29/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $106,000.00.

AFFIANT

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

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005