WARRANTY DEED

P-MR-04-4708

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Jane A. Skelly
Affiant

Subscribed and sworn to before me, this 6th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-22-07

(AFFIX SEAL)

NOTARY PUBLIC LARGE MARY FRANCES RUE

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Skelly	Access National	
4708 Vicar Drive	(NAME) 1800 Robert Fulton Drive Ste 350	133-13-69
(ADDRESS) Nahville, Tennessee 37211	(ADDRESS) Reston VA 20191	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES M. BYRN, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN SKELLY AND WIFE, JANE SKELLY, hereinafter called the Grantees, 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. 110, on the plan of Abbay Hall, Section I, of record in Book 2331, page 18, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James M. Byrn, by deed from William E. Oakes, Anita O. Tate and Diane O. Fluhr, beneficiaries to the will of Corinne T. Oaks, of record in Instrument No. 20010302-0019885, 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 4708 Vicar Drive, Nahville, Tennessee 37211
(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/our hand(s) this 6th day of August, 2004.

James M. Byrn

James M. Byrn
by Philip M Byrn P.O.A.
attorney in Fact

Davidson County DEEDWARR
Recvd: 08/13/04 12:47 2pgs
Fees:13.00 Taxes:647.50

20040813-0098194

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Philip M. Byrn, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of James M. Byrn and acknowledged that he/she executed the same as the free act and deed of the said James M. Byrn.

Witness my hand and official seal at Davidson County, TN
on this the 6th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 1/27/07

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES
JAN 27, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903