Davidson County DEEDWARR
Recvd: 12/07/04 14:17 2pgs
Fees:13.00 Taxes:658.60

20041207-0145840

WARRANTY DEED

EMILY H. PROPHET
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 178,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF NOVEMBER, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00525

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Laura Munsey	Same	MAP:147-06
256 Blackman Road		Parcel:52.00
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRENT A. BYERS AND WIFE, LAURIE BYERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

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

SEE EXHIBIT "A"

This is property known as 256 Blackman Road, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 22nd day of November, 2004.

Brent A. Byers

Laurie Byers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, BRENT A. BYERS AND LAURIE 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 Brentwood, Tennessee , this 22nd day of November, 2004.

Notary Public_____

My Commission Expires:_____

EMILY H. PROPHET
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
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EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee being Lot No. 62 on the Plan of Caldwell Hall, Section 1, Revised, as of record in Plat Book 2900, Pages 57-59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brent A. Byers by Warranty Deed from Julie L. Julian of record in Instrument No. 20020416-0047175, Register's Office for Davidson County, TN, dated 4/10/02, recorded 4/16/02, said Register's Office.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.