RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

David Webber
AFFIANT

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

NOTARY PUBLIC

My commission expires: 9/30/06

JANE GRAHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Commission Expires SEPT 30, 2006

Davidson County DEEDWARR
Recvd: 12/13/04 13:08 2pgs
Fees:13.00 Taxes:129.50
20041213-0147852

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBORAH DEAN 5518 Eulala Drive Nashville, Tennessee 37211	Same as new owner	162-09-0-115

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged; the undersigned, **MARY DEAN BALLINGER BYRD, married, by and through her lawful-attorney-in-fact, JAMES BYRD,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **DEBORAH DEAN and WILLIAM T. TURNAGE, as tenants in common with the rights of survivorship,** hereinafter called the Grantees their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 138B on the Plan of Hickory View, Section Two, as of record in Book 5888, Page 324, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being of the same property conveyed to Mary Dean Ballinger, by Warranty Deed from Bob Potter Company, recorded 07/11/84, in Book 6335, Page 135, Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on the subdivision plat of record in Book 5888, page 324; to restrictive covenants of record in Book 6189, page 662; both of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 5518 Eulala Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2004 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

I, **JAMES BYRD,** husband of the aforementioned **MARY DEAN BALLINGER BYRD,** do hereby join in this conveyance to relinquish any and all rights, martial or otherwise, title and interest in and to the said property as the husband of the aforementioned **MARY DEAN BALLINGER BYRD.**

WITNESS OUR HANDS, this the 30th day of November, 2004.

Mary Dean Ballinger Byrd
MARY DEAN BALLINGER BYRD

BY: James Byrd
JAMES BYRD, Attorney-in-fact

James Byrd
JAMES BYRD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of November, 2004, before me, appeared James Byrd, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Mary Dean Ballinger Byrd, and that said instrument was signed in behalf of the said James Byrd by himself as attorney-in-fact.

Witness my hand at office this the day and year above written.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 9/30/09

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James Byrd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of November, 2004.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My commission expires: 9/30/09

My Commission Expires