THIS INSTRUMENT WAS PREPARED BY RETURN TO:

H. Anthony Duncan, Esq.
121 First Avenue, South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Deborah L Cable
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 4 day of February, 2005.

Rho Mayo
Notary Public
My Commission Expires: 3-1-08

Davidson County DEEDWARR
Recvd: 02/10/05 15:21 2 pgs
Fees:13.00 Taxes:610.50
20050210-0015723

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Justin Bradley Bird
621 Tobylynn Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
161-06 189.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES C. DRUMWRIGHT, III and wife, KRISTY L. DRUMWRIGHT,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **JUSTIN BRADLEY BIRD and wife, MONIQUE MARIE BIRD,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 191 on the Plan of Huntington Park, Section Two, of record in Book 4175, Page 108, Register's Office for said County, to which Plan Reference is hereby made for a more detailed description.

BEING the same property conveyed to JAMES C. DRUMWRIGHT, III and wife, KRISTY L. DRUMWRIGHT, by Warranty Deed from JUDY HARDISON DAVIES, of record as Instrument No. 20030404-0045035, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **621 Tobylynn Drive, 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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, 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.

Witness my hand this 4 day of February, 2005.

JAMES C. DRUMWRIGHT, III

KRISTY L. DRUMWRIGHT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **JAMES C. DRUMWRIGHT, III**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 4th day of February, 2005.

Notary Public H. Anthony Duncan

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **KRISTY L. DRUMWRIGHT**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 4th day of February, 2005.

Notary Public H. Anthony Duncan

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY