Box 5

# WARRANTY DEED

G-CD-05-717

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,875.00

Kenneth S. Byrd
Affiant

Subscribed and sworn to before me, this DAY OF, 1st day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE MARY FRANCES RUDY DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kenneth S. Byrd | CUNA Mutual Mortgage Corp ~~Educators Credit Union~~ | |
| 717 Boscobel Street | (NAME) 2908 Marketplace Dr. #100 ~~1761 21st Ave South PO Box 120729~~ | |
| (ADDRESS) Nashville, Tennessee 37206 | (ADDRESS) Madison, WI 53719 ~~Nashville, TN 37212~~ | 86-16-303.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS J. BROWN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH S. BYRD AND WIFE, JUDITH E.R. BYRD, hereinafter called the Grantee(s), 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 73, J S WILLIAMS ADDITION EDGEFIELD, as shown on plat of record in Plat Book 21, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas J. Brown by Warranty Deed from George M. Terrell, unmarried, recorded the 23rd day of October, 2002 in Instrument No. 20021023-0130033, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 21, page 45, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 717 Boscobel Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 1st day of, APRIL 2005

Thomas J. Brown

Davidson County DEEDWARR
Recvd: 04/01/05 16:28 2 pgs
Fees:13.00 Taxes:1320.44

20050401-0035814

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas J. Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 1st day of April, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903