WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$95,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2005.

Notary Public

My commission expires: 07/06/08
(AFFIX SEAL)

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
(615) 883-5883 Fax: (615) 883-7543

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lori L Byrd	**SAME**	**091-11-087.00**
4610 Illinois Avenue		
Nashville, TN 37209		

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

Mary Elizabeth Bennett, a widow

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

Lori L Byrd and husband, Eric Byrd

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

Land in Davidson County, Tennessee, being the westerly 7 feet of Lot No. 517, all of Lot No. 519 and the easterly 14 feet of Lot No. 521, of Block 87, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County.

Said part of Lot 517, all of Lot 519 and part of lot 521 front together 46 feet on the Northerly side of Illinois Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Bennett (now being deceased) and wife, Mary Elizabeth Bennett, by Deed from Allen Haislip and wife, Annie F Haislip, dated 11/19/1954, of record in Book 2333, page 219, Register's Office for Davidson County, TN.

This is improved property, known as **4610 Illinois Avenue, Nashville, TN 37209**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 **12th** day of **April, 2005.**

Mary Elizabeth Bennett
Mary Elizabeth Bennett

Davidson County DEEDWARR
Recvd: 04/20/05 15:54 2 pg
Fees:13.00 Taxes:351.50

20050420-0044166

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Mary Elizabeth Bennett,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of ~~A~~**pril, 2005.**

Notary Public

My Commission Expires:_____

