Davidson County DEEDWARR
Recvd: 04/26/05 10:02 2 pgs
Fees:13.00 Taxes:455.10
20050426-0046265

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
The actual consideration or value, whichever is greater, for this transfer is $123,000.00

Affiant

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Subscribed and sworn to before me, this 22nd day of April, 2005.

Notary Public
My commission expires: 6/9/07

15-0504-150263

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ricky A. Byrd	JP Morgan Chase Bank, N.A.	074-12-0-124.00
5005 Bonnalynn Drive	5404 Maryland Way / Ste 202	
Hermitage TN 37076	Brentwood TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles J. Allen, IV, unmarried, sole heir at law of Toshie Allen, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ricky A. Byrd and wife, Robin J. Byrd, hereinafter called the Grantees, their successors 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 Lot 520, Sectin Five, Hermitage Hills, of record in Plat Book 3300, page 1 & 2, said Register's Office, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles J. Allen, III, and wife, Toshie Allen by deed from Leonard B. Miller, unmarried, dated 10-6-71, of record in Deed Book 4542, page 937, Register's Office for Davidson County, Tennessee. Charles J. Allen, III died 8-11-2001, and Toshie Allen died intestate 5-31-02, with Charles J. Allen, IV being the only heir at law of Toshie Allen. See also Affidavit of Inheritance of record in Inst. No. 20030923-0140472, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5005 Bonnalynn Drive, Hermitage, TN 37076

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of April, 2005.

Charles J. Allen, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles J. Allen, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 22nd day of April, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

