Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/05 12:43 3 pgs
Fees:18.00 Taxes:1080.40

20050609-0066071

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June 2005

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05 (AFFIX SEAL)

LAURI A. BEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas F. Byars (NAME)	Bank of America (NAME)	MAP 155-16A
4921 Traceway Drive (ADDRESS)	900 W. Trade Street (ADDRESS)	PARCEL 181
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Charlotte, NC 28255-0001 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Silvio Sitarich and wife, Sheila Sitarich

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas F. Byars and wife, Leslie H. Byars

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 Lot No. 196 of Traceside, Section Seven, according to the plan of record in Book 9700, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to Silvio Sitarich and wife, Sheila Sitarich by deed dated 8/18/03 from John P. Miller, Jr. of record in Instrument No. 20030826-0123703, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9236, page 504; Book 9435, page 493; Book 9677, page 675; Instrument No. 200201110004996 amd 200201160006610, said Register's Office.

Subject to By-Laws of record in Book 9668, page 899; Charter in Book 9668, page 894; Landscape Agreement in Book 10355, page 859; and conveyance of common area of record in Instrument No. 200003290031451, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 9700, page 423, said Register's Office.

CONTINUED

This is improved (X) property, known as 4921 Traceway Drive, Nashville, TN 37221 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 and assigns forever; and we do covenant with 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 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 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 our hand s this 7th day of June, 2005

Silvio Sitarich by Sheila S. Sitarich atty in fact
Silvio Sitarich BY SHEILA SITARICH BY POWER OF ATTORNEY RECORDED IN INSTRUMENT NO. , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN

Sheila Sitarich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named SHEILA SITARICH

the bargainor _____, 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 official seal at NASHVILLE, Tennessee, this 7th day of JUNE, 2005.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

LAURA A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 7, 2005 before me personally appeared Sheila Sitarich to me known to be the person who executed the foregoing instrument in behalf of Silvio Sitarich and acknowledged that she executed same as the free act and deed of said Silvio Sitarich for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of June 2005.

My Commission Expires

11/26/05

LAURA A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura A. Beasley
Notary Public

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.