RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43988

WARRANTY DEED

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 254,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 2005

Janel L. McAlister
Notary Public

MY COMMISSION EXPIRES: 3-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cinthya K. Miley	United Capital Mortgage, Inc.	155-16-0-A
(NAME)	(NAME)	
5520 Traceside Drive	186 Airport Plaza Drive, Ste. A	9.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Alcoa, TN 37701	
(CITY) (STATE) (ZIP)	(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, Isaac Byrd, II, married and Relanda Byrd, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cinthya K. Miley , unmarried

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. 126 on the Plan of Traceside Estates, a resubdivision of Section One, as of record in Book 7900, page 946, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Isaac Byrd, II, unmarried, by deed from Centex International, Inc., a Nevada Corporation f/k/a Centex Real Estate Corporation, dated March 29, 2000, of record in Instrument No. 20000331-0032447, Register's Office for Davidson County, Tennessee. Subsequently, Isaac Byrd, II, unmarried, conveyed his interest to Ruth M. Foran, Trustee and Ruth M. Foran, Trustee conveyed her interest to Isaac Byrd, II, unmarried and Relanda Byrd, unmarried, as joint tenants with the right of survivorship, dated March 29, 2000, recorded in Instrument No. 20000731-0074944, Register's Office for said County.

And I, LuMarys Byrd, wife of Isaac Byrd, II, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 5520 Traceside Drive, Nashville, TN 37221
(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 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 ~~my~~ our hand s this 30th day of June 2005

Isaac Byrd, II

LuMarys Byrd

Relanda Byrd, by Isaac Byrd, II, her attorney in fact

By S-D POA in fact

Davidson County DEEDWARR
Recvd: 07/11/05 08:06 2 pgs
Fees:13.00 Taxes:941.65

20050711-0079571

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 Isaac Byrd, II, married and LuMarys Byrd

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June 2005.

Commission expires April 22, 2009

Notary Public

LARY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

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

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Isaac Byrd, II, with whom I am personally acquainted, and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Relanda Byrd and that he is authorized by Relanda Byrd to execute this instrument on her behalf.

Witness my hand and seal at Nashville, TN, this 30th day of June 2005.

My Commission Expires: 04/22/09

Notary Public

LARY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN