Davidson County DEEDWARR
Recvd: 07/12/05 13:08 3 pg
Fees:18.00 Taxes:497.65
20050712-0080639

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Boyce Byrum, III 7564 West Winchester Drive Antioch, TN 37013	JPMorgan Chase Bank 5409 Marylandway Brentwood TN 37027	Map 151-10-A Parcel 17.00 CO

This instrument prepared by: David B. Gray, Hix & Gray, PLC
315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Connie White** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Boyce Luther Byrum, III and Erica Pentecost, joint tenants with rights of survivorship,** ("Grantee's"), their respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee's, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.
2. This conveyance is subject to any and all existing easements and restrictions of record.
3. This conveyance is subject to the plan of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee.
4. This conveyance is subject to the Restrictive Covenants of record in Instrument No. 20010331-0056382, as amended in Instrument No. 20031111-0164945, Register's Office for Davidson County, Tennessee.
5. This conveyance is subject to By-Laws for the Villages of Long Hunter of record in Instrument No. 20041022-0127537, Register's Office for Davidson County, Tennessee.
6. This conveyance is subject to Quitclaim Deed to Villages of Long Hunter Homeowners Association of record in Instrument No. 20010531-0056373, Register's Office for Davidson County, Tennessee.
7. This conveyance is subject to Charter for Villages of Long Hunter Homeowners Association of record in Instrument No. 20010531-0056381, Register's Office for Davidson County, Tennessee.
8. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and right-of-way for public utilities.

This is improved property, known as 7564 West Winchester Drive Antioch, TN 37013.

Grantor covenants with Grantee's that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee's, and their respective heirs and assigns, against the lawful claims of all persons.

EXECUTED this 8th day of July, 2005.

Connie White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Connie White, 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 and seal, this 8th day of July, 2005.

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission Expires:
3-21-09

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

The actual consideration or value, whichever is greater, for this transfer is $134,500.00.

AFFIANT

Subscribed and sworn to before me this 8th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 6/9/07

MANDY ALSUP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17, Villages of Long Hunter, a PLANNED UNIT DEVELOPMENT, Phase I, of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Connie White, an unmarried woman by deed from Ole South Properties, Inc., of record in Instrument No. 20020122-0008758, Register's Office for Davidson County, Tennessee.