Davidson County DEEDWARR
Recvd: 07/29/05 11:13 2 pgs
Fees:13.00 Taxes:832.50

File Bx 24B

20050729-0088866

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 225,000.00

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JULY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/24/07

DAWN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00912

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Dan Williams and Stephanie Williams	NEW OWNERS	MAP:104-04-
1104 16th Avenue		Parcel:178.00
Nashville, TN		

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

JOE STANLEY BYRD, AN UNMARRIED MAN

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

DAN WILLIAMS [redacted]
MUSIC, INC, A Tennessee corporation

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

SEE EXHIBIT "A"

This is improved property known as 1104 16th Avenue, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 27th day of July, 2005.

Joe Stanley Byrd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JOE STANLEY BYRD, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 27th day of July, 2005.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES

EXHIBIT A - LEGAL DESCRIPTION

TRACT #1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH 54 FEET OF LOT NO. 3 ON THE MAP OF O. J. WALSH AND ROBERT V. WRENNE'S SUBDIVISION OF CERTAIN LOTS IN THE BOYD AMENT TRACT, AS OF RECORD IN BOOK 182, PAGE 464, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID PART OF LOT NO. 3 FRONTS 54 FEET ON THE EAST SIDE OF 16TH AVENUE, SOUTH, AND RUNS BACK BETWEEN PARALLEL LINES 151.5 FEET TO AN ALLEY, THE SOUTH LINE OF THE LOT RUNNING ALONG THE NORTH MARGIN OF AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOE STANLEY BYRD, MARRIED BY WARRANTY DEED FROM JAMES T. WALL, III, A SINGLE PERSON, RECORDED ON THE 13TH DAY OF OCTOBER, 1988 IN DEED BOOK 7676, PAGE 860, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.