WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/05 09:07 3 pgs
Fees:18.00 Taxes:973.10

20782

20050804-0091550

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF July, 2005.

(Affix Seal) Notary Public

My Commission Expires: 8/26/2007

DOROTHY FAYE HOOD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Barney D. Byrd	New Owner	Part of Map 116-15-4
40 Burton Hills Boulevard, Suite 420		
Nashville, Tennessee 37215		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, BRIGHT BUILT HOMES, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto BARNEY D. BYRD, hereinafter called the GRANTEE(S), his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

This conveyance is subject to the following:

a. Davidson County and City of Belle Meade taxes for the year 2005 are a lien against said property, but are not yet due and payable. The GRANTOR will be responsible for payment of said taxes when they become due and payable. Part of Map and Parcel 116-15-4.
b. All matters appearing on the Plan of record in Plat Book 332, page 88, Register's Office for Davidson County, Tennessee.
c. All matters on the Subdivision for the Conveyance of 0.250 acre from Bright Built Homes, LLC, of record in Instrument of No. 20050727-0087618 and Instrument No. 20050727-0087619, Register's Office for Davidson County, Tennessee.
c. Easement to the City of Belle Meade of record in Book 5808, page 655 and Book 5950, page 602, Register's Office for Davidson County, Tennessee.

This is (X) unimproved property known as .250 acre, Glen Eden Drive, Nashville, Tennessee

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(S), his heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his 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 29th day of July, 2005:

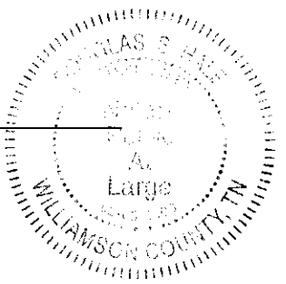
BRIGHT BUILT HOMES, LLC

BY: _____
Matthew Allen Bright, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Matthew Allen Bright, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of BRIGHT BUILT HOMES, LLC, the within bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Chief Manager.

Witness my hand this 29th day of July, 2005, in Franklin, Tennessee.



Notary Public

My Commission Expires: _____

EXHIBIT "A"

June 20, 2005

Property Description
0.250 Acre
4326 Glen Eden Drive
City of Belle Meade
Property Map 116-15
Part of Parcel 4

Land lying in the City of Belle Meade, Davidson County, Tennessee fronting 35.90 feet on the north margin of Glen Eden Drive, and being the westerly 35.78 feet of the property conveyed to Richard C. Patrick, Jr. and wife, Kathleen T. Patrick, by deed from Louise P. Shwab of record in Book 3129, page 125, Register's Office for Davidson County, Tennessee, and being a part of Lot 6 on the First Subdivision of Belle Meade of record in Plat Book 332, Pages 88 and 89, and also, being a small portion of a 10-foot reserved strip of land lying adjacent to, and northeast of, said part of Lot 6, and being further described according to a survey by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, dated June 20, 2005, for the Proposed Division of 1.285 Acres conveyed to Bright Built Homes, LLC, of record as Instrument Number 20050518-0055886, Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning at an iron pin in the north margin of Glen Eden Drive, said iron pin being the southeast corner of a 5.95 acre tract of land conveyed to Barney D. Byrd of record as Instrument Number 20050224-20189, Register's Office for Davidson County, Tennessee, and said iron pin being also the southwest corner of the herein described property; thence with said Byrd's east boundary line North 9 degrees 13 minutes 49 seconds West 319.89 feet to an iron pin at the south side of an old stone wall; thence running parallel to said wall South 55 deg 58 min 51 sec East 49.12 feet to an iron pin; thence with a new proposed line being 35.78 feet east of, and parallel to, Byrd's east line, South 9 deg 13 min 49 sec East 289.18 feet to an iron pin in the north margin of Glen Eden Drive; thence with the said north margin around a curve to the left, said curve having a central angle of 3 degrees 26 minutes 10 seconds, a radius of 598.70 feet, a tangent of 17.96 feet, and a chord bearing South 85 deg 28 min 45 sec West 35.90 feet to the point of beginning, and containing 0.250 acre, more or less.

Being part of the same property conveyed to Bright Built Homes, LLC, from Frank G. Morgan and wife, Lori B. Morgan, of record as Instrument Number 20050518-0055886, Register's Office for Davidson County, Tennessee.

MAB