*This Instrument Prepared By:*
*TITLE ESCROW, INC.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

ADDRESS NEW OWNER:
BYRD REMODELING, INC.
P. O. Box 110150
Nashville TN 37222-0150

Davidson County DEEDWARR
Recvd: 08/22/05 15:34 2 pgs
Fees:13.00 Taxes:92.50
20050822-0099987

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
MAP 92-10
PARCEL 258.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Bernadette R. Johnson-Whatley and Robert A. Johnson, surviving children of Alma E. Singleton Johnson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BYRD REMODELING, INC., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING the westerly 40 feet of Lot No. 4 and the easterly 5 feet of Lot No. 5, Block "D" on the Plan of M.B. and M.S. Pilcher's Resubdivision of the Matthew Barrow Lands of record in Book 57, Page 151, Register's Office for Davidson County, Tennessee, described as follows:
>
> SAID parts of Lots Nos. 4 and 5 front together 45 feet on the southerly side of Delaware Avenue, formerly Short or Craft Street, and run back between parallel lines 150 feet to an alley.
>
> BEING the same property conveyed to Homer Singleton, Jr., and Ernestine Singleton-Johnson by deed from Mary H. Singleton, a widow, of record in Book 7096, Page 902, Register's Office for Davidson County, Tennessee. Subsequently, Fred H. Singleton conveyed his one-half undivided interest in the property to Alma E. Singleton-Johnson by Quitclaim Deed of record in Book 11546, Page 562, Register's Office for Davidson County, Tennessee. The said Alma E. Singleton-Johnson having since died intestate survived by Bernadette R. Johnson-Whatley and Robert A. Johnson, her only living children.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 2005 have been pro-rated and assumed by grantee.

Ernestine Singleton-Johnson and Alma E. Singleton Johnson is one and the same person.

Fred H. Singleton and Homer Singleton, Jr. is one and the same person.

This is improved property known as 2709 Delaware Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BYRD REMODELING, INC., its successors and assigns, forever; and we, Bernadette R. Johnson-Whatley and Robert A. Johnson, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, its successors and assigns, against the lawful claims

Witness our hands this the 19th day of August, 2005.

Robert A. Johnson

Bernadette R. Johnson-Whatley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bernadette R. Johnson-Whatley and Robert A. Johnson the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 25,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of August, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008