THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **650,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 2005. Notary Public MY COMMISSION EXPIRES: 1-26-08 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chadwick Warrix	OWNER	MAP 132-11
4500 Franklin Pike		PARCEL 48
Nashville, TN 37204		
(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, **Estate of Robert B. Byrne and the Family Trust of Robert B. Byrne**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chadwick Warrix and wife, Lora Warrix**

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 number 1 on the plan of Murmac Estates as of record in Book 2854, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Robert B. Byrne by Quitclaim Deed of record as instrument number 20040217-0018094, said Register's Office. The said Robert B. Byrne has since died. Under his Will (filed under Docket Number 05P--1163 in the Seventh Circuit Court for Davidson County, Tennessee; Will Book 5869, page 987846) the property was devised unto The Family Trust and named Mary Beth Byrne as the Trustee of The Family Trust. Mary Beth Byrne, Executrix of the Estate of Robert B. Byrne, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4500 Franklin Pike, Nashville, TN 37204.**

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 ___ hand( ) this the 27th day of September, 2005.

Estate of Robert B. Bryne

BY: Mary Beth Byrne, Executrix
Mary Beth Byrne, Executrix

The Family Trust of Robert B. Byrne

BY: Mary Beth Byrne, Trustee
May Beth Byrne, Trustee

Davidson County DEEDWARR
Recvd: 09/28/05 11:29 2 pgs
Fees:13.00 Taxes:2405.00
20050928-0116407

STATE OF Michigan
COUNTY OF ~~Oakland~~
MA ComB

Before me, a Notary Public in and for said State and County, personally appeared Mary Beth Byrne as Trustee and as Executrix, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she executed the forgoing instrument as her free act and deed.

Witness my hand and seal this the 23 day of September, 2005.

My Commission expires March 10, 2011

Luana Ciolfi
Notary Public

