This instrument prepared by and return to: FEARNLEY & CALIFF, PLLC
211 Donelson Pike, #113
Nashville, TN 37214

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 09/29/05 12:52 2 pgs
Fees:13.00 Taxes:417.73
20050929-0117119

# WARRANTY DEED

**THIS INDENTURE** made and entered into this 27th day of September, 2005, by and between WILLIAM D. STEWART and wife, ANNITA K. STEWART, party of the first part, and DENISE BYRUM, party of the second part.

**WITNESS:** That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot Number 29, on the Map of Eskridge's Subdivison of the Franklin Property, of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee. Said Lot fronts 60 feet on the Northerly side of Fairwin Avenue and runs back between parallel lines 173 feet to a dead line, according to the recorded plan, but according to a survey made by Lewis D. Justice, November 11, 1947, only 166 feet more or less to a dead line.

Being the same property conveyed to William D. Stewart and wife, Annita K. Stewart, dated July 6, 2005, recorded July 11, 2005, of record in Instrument No. 20050711-0080000, in the said Register's Office.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2004 County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book , Page , all being of record in said Register's Office., and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the party of the first part the day and year first above written.

William D Stewart
WILLIAM D. STEWART

Annita K Stewart
ANNITA K. STEWART

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared WILLIAM D. STEWART and ANNITA K. STEWART and , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of September, 2005 .

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 5/16/06

Property Owner & Address : DENISE BYRUM
919 Fairwin Av.
Nashville TN 37216

Tax Parcel No.: 072-09-0 267.00

Property Address: 919 Fairwin Avenue
Nashville, TN 37216

**MAIL TAX BILLS TO:** JPMorgan Chase Bank, NA

P.O. Box 569763, Dallas, TX 75356

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $112,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Janice Collins
AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of September, 2005.

Caroline Chappell
NOTARY PUBLIC

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9-22-07