WARRANTY DEED

P-05-308

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alysia D. Norris	American Home Mortgage	
308 Colemont Terrace	(NAME) 7142 Columbia Gateway Dr	148-14-259
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Columbia, MD 21046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KAREN BYRD, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ALYSIA D. NORRIS AND MARGARET B. THOMAS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the plan of Haywood Forest, Section 3, of record in Book 5200, page 245, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert Lawrence Byrd and Karen M. Byrd, by Deed from Roy A. Morris and Sherry T. Morris, dated April 22, 1988, of record in Book 7528, page 721, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated June 21, 2002, of record in Instrument No. 20020703-0080062, Robert Lawrence Byrd conveyed his interest to Karen M. Byrd.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 308 Colemont Terrace, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 26th day of October, 2005.

Karen Byrd

Davidson County DEEDWARR
Recvd: 11/01/05 10:40 2 pgs
Fees:13.00 Taxes:349.65

20051101-0131779

STATE OF TENNESSEE

COUNTY OF Williamson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Karen Byrd personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of October, 2009.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800