Davidson County DEEDWARR
Recvd: 12/08/05 11:31 2 pgs
Fees:13.00 Taxes:280.83

20051208-0147753

WARRANTY DEED

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 05/30/2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,900.00

Beverly M Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November 2005

Notary Public

MY COMMISSION EXPIRES: November 24, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly Wilson (NAME)	same (NAME)	MAP 83-01-0
1202 Laurent Street (ADDRESS)	(ADDRESS)	PARCEL 10.00
Nashville, TN 37206 (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, Byrd Remodeling Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly Wilson, a single person

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:

BEING the easterly 150 feet of Lot No. 32, on the Plan of Nashville Trust Company's Subdivision of the Tim H. Moore's Subdivision, of record in Plat Book 843, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

SAID part of Lot No. 32 fronts 50 feet on the westerly margin of Laurent Street and extends back between parallel lines 150.0 feet to a dead line.

BEING the same property conveyed to Billie Byrd by deed from Wachovia Bank of Delaware, National Association of record in Instr. No. 20050307-0024791 and further conveyed to Byrd Remodeling, Inc. by Quitclaim Deed of record in Instr. No. 20050401-0035288 and Instr. No. 20050527-0059876, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to 2005 taxes, paid, prorated and assumed by the Grantee; all matters as set out on the plan of record in Book 843, page 79, said Register's Office; to any and all easements and/or restrictive covenants; to parties in possesssion and to any leases not of record.

This is improved (X) unimproved ( ) property, known as 1202 Laurent Street, Nashville, TN 37206
(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 hand this 2nd day of November 2005

Byrd Remodeling Inc., a Tennessee corporation

By:
Eddie Brown, Agent

Eddie Brown AGENT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Eddie Brown and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Agent and _____ respectively of the Byrd Remodeling Inc. the within named bargainor, and corporation, and that he as such Agent and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Eddie Brown as such Agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 2nd day of November 2005.

My commission expires November 24, 2007

VANDER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
COMMISSION EXPIRES 05/30/2007

_____
Notary Public