This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 050889

STATE OF Tennessee
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$179,900.00**

Affiant

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2006

Subscribed and sworn to before me, this **9th day of December, 2005.**

Notary Public
My commission expires:

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Clint Byrd 713 Harpeth Trace NASHVILLE, Tennessee 37221	Clint Byrd 713 Harpeth Trace NASHVILLE, Tennessee 37221	19-143.02-OC-032A.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Brooks Loomis and Julie Loomis, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Clint Byrd, _____**, hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in **DAVIDSON County, Tennessee,** described as follows; to-wit:

Land in Davidson County, Tennessee, being Unit No. 32 on the Plan of Harpeth Knoll, Planned Unit Development, of record in Book 5200, page 764, Register's Office for said County, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Brooks Loomis and wife Julie Loomis by deed from Mark M. Warner, unmarried, of record in Book 10680, page 366, said Register's Office.

Brooks Loomis and Owen Brooks Loomis are one and the same person.
Julie Loomis and Julie H. Loomis are one and the the same person.

THIS conveyance is subject to the matters shown on the plan of record in Book 5200, page 764, the terms, conditions,easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 6280, page 478, the Charter of the Harpeth Knoll Homeowner's Association of record in Book 6272, page 636, as amended in Book 8176, page 699, the By-Laws of record in Book 6280, page 486, the deed of common area of record in Book 6353, page 228, the easement of record in Book 6380, page 201, all of record in said Register's Office and any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property and taxes for the current and subsequent years.

This is improved property known as **713 Harpeth Trace , NASHVILLE, TN 37221**

Davidson County DEEDWARR
Recvd: 12/16/05 13:06 2 pgs
Fees:13.00 Taxes:665.63
20051216-0151304

Init _____ Init _____

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, We, Owen Loomis and Julie Loomis, sign this Warranty Deed on this the 9th day of December, 2005.

Owen Loomis

Julie Loomis

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Owen Loomis and Julie Loomis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 9th day of December, 2005.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
05/23/06