McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$215,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2005.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William Rob Byrd	**First Tennessee Home Loans**	**104-14- B 003.00CO**
103 Westwood Trace	**P.O. BOX 7481**	
Nashville, TN 37212	**Springfield, OH 45501**	

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 ACKNOWLEDGE, WE,

Caroline Phillips Nail and husband, John Nail

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Rob Byrd, an unmarried man

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 Unit No. 3 on the plan of Westwood Trace, a horizontal property regime established by Master Deed of record in Book 6522, Page 322, Register's Office for Davidson County, Tennessee, and shows on a plan of record in Book 6200, Page 215, to which Plan reference is hereby made for a complete and accurate description thereof.

Being all of the same property conveyed to Caroline A. Phillips, an unmarried person by quitclaim deed from Peggy T. Phillips, an unmarried person of record in Book 11044, Page 135, Register's Office for Davidson County, Tennessee. Caroline A. Phillips, having since married, is now known as Caroline A. Phillips Nail.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (x) Unimproved (____) property, known as **103 Westwood Trace, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 29th day of December, 2005.

Caroline Phillips Nail

John Nail

Davidson County DEEDWARR
Recvd: 01/04/06 09:36 2 pgs
Fees:13.00 Taxes:795.50

20060104-0000914

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 **Caroline Phillips Nail and husband, John Nail,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **29th** day of **December, 2005.**

E. Mannix

Notary Public

My Commission Expires: 11-25-06

