WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/28/06 08:27 2 pgs
Fees:13.00 Taxes:199.80

20060428-0048676

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$54,000.00**

Affiant

Subscribed and sworn to before me this 21st day of April, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Milam Byers	SAME	072-14-0-152.00
2407 North 16th Street		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David P. Russell and wife, Joanne Russell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Milam Byers**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 8 on the plan of G.A. Pickup's Subdivision of Lots 32 and 33 in Brownsville, of record in Book 974, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 8 fronts 50 feet on the westerly side of North 16th Street and extends back between parallel lines measuring 150 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to David Russell and wife, Joanne Russell, from Whitworth Real Estate Inc., by deed on March 3, 2006, of record in Instrument Number 20060307-0026008, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 974, page 43, Register's Office Davidson County, Tennessee.

This is improved property known as: **2407 North 16th Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 21, 2006.

David P. Russell
David P. Russell

Joanne M. Russell by David Russell as Attorney at fact
Joanne M. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David P. Russell** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 21, 2006

My commission expires 9-22-07

Notary Public



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared David P. Russell with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Joanne M. Russell the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Joanne M. Russell the bargainor(s), by the said David Russell, as Attorney-in-Fact.

WITNESS my hand and seal, this 21st day of April 2006.

My Commission Expires: 9-22-07

NOTARY PUBLIC

