07

REALTY TITLE
421

WARRANTY DEED

Deborah K. Duncan
Notary Public
State of Tennessee
Davidson County

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

G-VRE-06-2810

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek J. Byzinski	Wells Fargo Bank, N.A.	
2810 22nd Avenue South (ADDRESS)	(NAME) P. O. Box 17339	117-2-202.00
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(ADDRESS) Baltimore, MD 21297-1339 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM RICH, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEREK J. BYZINSKI AND ~~WIFE~~ NATASHA BYZINKSI,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*both unmarried, as joint tenants with right of survivorship

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 70 FEET OF LOT NO. 26 OF BLOCK NO. 2 ON THE PLAN OF W.V. DAVIDSON'S HILLSBORO HIGHLAND, AS OF RECORD IN BOOK 843, PAGE 23, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM RICH BY WARRANTY DEED FROM BRADLEY WILLIAMS AND WIFE, SUSAN S. WILLIAMS, RECORDED ON THE 16TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030616-0082183, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Said property is not the primary or marital residence of the within named Grantor.
This conveyance is subject to any and all existing easements and restrictions as shown of record including those recorded in Book 843, page 23 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2810 22nd Avenue South, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of May, 2006.

William Rich

Davidson County DEEDWARR
Recvd: 06/09/06 13:01 2 pgs
Fees:13.00 Taxes:1343.10

20060609-0068757

May.27. 2006 6:10PM No.9697 P. 5

STATE OF Florida
COUNTY OF Palm Beach

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

Witness my hand and official seal, this the 30th day of May, 2006.

Notary Public

My Commission Expires: 5/14/2010

(SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
David J. Wallace
Commission # DD536098
Expires: MAY 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

~~RETURN TO:~~
~~Rudy Title and Escrow~~
~~2012 21st Ave South~~
~~Nashville, TN 37212~~
~~Phone: (615)383-2003~~