BOX 50-B
PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 06/21/06 11:56 3 pgs
Fees:18.00 Taxes:703.00

20060621-0074105

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

x Ashton B Byington
Affiant

Subscribed and sworn to before me, this 16th day of June, 2006.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 1-26-08

Address New Owner As Follows:
Ashton Bart and Elizabeth Byington
704 Somerset Farms Court
Nashville, TN 37221

Send Tax Bills To:
SUN Trust
901 Semmes Av
Richmond VA 23224

Map-Parcel Number:
141-07-0B 089.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER H. TRABUE AND WIFE, HELEN L. TRABUE** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ASHTON BART AND ELIZABETH BYINGTON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of First Revision Somerset Farms, Section Three, of record in Book 7900, page 741, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher H. Trabue and wife, Helen L. Trabue by deed from Joseph F. Braeuner and wife, Stephanie W. Braeuner, of record as Instrument No. 20020617-0073201, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions, including but not limited to easements, assessments, special assessments, charges and liens, contained in instrument of record in Book 8556, page 11, said Register's Office, and supplemental of record in Book 9383, page 526 and re-recorded at Book 9662, page 869, Register's Office for said County, and supplemental and amended of record at Book 10410, page 89, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 7900, page 741, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 704 Somerset Farms Court, Nashville, TN 37221.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 16th day of June, 2006.

Christopher H. Trabue

Helen L. Trabue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER H. TRABUE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of June, 2006.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HELEN L. TRABUE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of June, 2006.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007