WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Sute 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Billie Byrd President
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 2006

ANN D. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Ann D Waddell
Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha A. Bean (NAME)	U.S. Trust Mortgage, Inc. (NAME)	MAP 71-16-0
1405 Jewel Street (ADDRESS)	6320 Highway 41-A, Ste. 200 (ADDRESS)	PARCEL 101
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Pleasant View, TN 37146 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Byrd Remodeling, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha A. Bean, unmarried

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:

BEING part of Lot No. 31, on the Plan of T. I. Wards Subdivsion of Certain Lots in Williams and Hayes Company Belleview Plan, of record in Plat Book 974, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said part of Lot No. 31 fronts 56.1 feet on the easterly margin of Jewel Street and extends back 76.58 feet, more or less, on the northerly liine and 97.72 feet, more or less on the southerly line to a line in the rear, which was established by judgment of record in Book 4190, page 412, R.O.D.C., TN, and on which it measures 53 feet, more or less.

Deed executed by Bank of New York, as Trustee for the Certificate Holders of CWABS, Series 99-3 By: Countrywide Home Loans, Inc., as Attorney-in-fact, to Byrd Remodeling, Inc., dated March 2, 2006, filed for record March 7, 2006 at 9:52 in Instr: 20060307-0026081, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to 2006 taxes, prorated and assumed by the

CONTINUED

unimproved ( )
This is improved (X) property, known as 1405 Jewel Street, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 GRANTEES, 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 hand / this 29th day of September, 2006

Billie Byrd President
Byrd Remodeling, Inc.

Davidson County DEEDWARR
Recvd: 10/13/06 10:46 2 pg
Fees:13.00 Taxes:295.63

20061013-0127367

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Billie Byrd ~~and~~ _____ with whom I am personally acquainted and who upon her oath(s) acknowledged she to be the President ~~and~~ _____ respectively of the Byrd Remodeling, Inc. the within named bargainor, and corporation, and that she as such President ~~and~~ _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Billie Byrd as such President, ~~and attesting the same by the said~~ ~~XXXXXXXXXXXXXXXXXX~~ ~~as such~~ _____.

Witness my hand and official seal at office at Williamson County, Tennessee on this the day of September 2006.

My commission expires 11/24/07

A Blwaddell
Notary Public

ANN BLWADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

LEGAL DESCRIPTION CONTINUATION

Grantees; all matters as set out on the plan of record in Book 974, page 48; Restrictive Covenants of record in Book 1108, page 543, and Book 1165, page 58; Condemnation judgment for Ellington Parkway of record in Book 4190, page 413, said Register's Office, and subject to the rights and claims of parties in possession.