Davidson County DEEDWARR
Recvd: 01/11/07 15:35 2 pgs
Fees:13.00 Taxes:1287.60

20070111-0004901

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 2006.

NOTARY PUBLIC

My Commission expires: 5/24/08

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
WILLIAM BYLES		Map:81-16-418 Parcel:
1413 Jefferson St (NAME)	William Byles (NAME)	Map: 81-16-419 Parcel:
(ADDRESS)	1413 Jefferson St (ADDRESS)	Map:
Nashville TN 37208 (CITY) (STATE) (ZIP)	Nashville TN 37208 (CITY) (STATE) (ZIP)	Parcel:

FILE # 06090083

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

HENRY HILL, JR. and wife, MARY E. HILL

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

WILLIAM BYLES

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Harding's Second Addition to Nashville, as of record in Book 21, page 58, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Said Lot No. 225 fronts 50 feet and 9 inches on the southerly side of Jefferson Street, in Nashville, Tennessee, and extends back southerly 208 feet on the west line and 198 feet on the east line to an alley and showing 50 feet on said alley.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Harding's Second Addition to Nashville, as of record in Book 21, page 58, Register's Office for said County.

Said Lot No. 226 fronts 50 feet 9 inches on the southerly side of Jefferson Street, as widened and runs back 188 feet, more or less, on the easterly line and 198 feet, more or less, on the westerly line to an alley, and shows 50 feet on said alley.

Being the same property conveyed to HENRY HILL, JR. AND WIFE, MARY E. HILL, by deed from MADALYN MEADORS AND MAGGIE CATHERINE CHANDLER, BOTH UNMARRIED, of record in Book 8448, page 776, dated September 20, 1991, said Register's Office.

This is improved property known as 1413 JEFFERSON STREET (1413 & 1417), Nashville, Tennessee

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 6th day of December, 2006.

Henry Hill Jr.
HENRY HILL, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at the office this 6th day of December, 2006.

Brandy K. Pirk
NOTARY PUBLIC

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 11-22-10

My Commission Expires ~~NOV. 25, 2006~~ Nov. 22, 2010

Mary E. Hill
MARY E. HILL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at the office this 6th day of December, 2006.

Brandy K. Pirk
NOTARY PUBLIC

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 11-22-10

My Commission Expires ~~NOV. 25, 2006~~ NOV. 22, 2010