Davidson County DEEDWARR
Recvd: 02/23/07 14:40 2 pg
Fees:13.00 Taxes:387.58

20070223-0022917

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$104,750.00 Amy Elmore
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14 DAY OF February, 2007.
|NOTARY PUBLIC: Roy C Forney
|MY COMMISSION EXPIRES: 8/31/08
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Adcock 526 Chandler Place Hermitage, TN 37076	New Owner	Map 86.06 Group A Parcel 526

For and in 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,

Joe Stanley Byrd, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James C. Adcock

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:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 526 ON THE PLAN OF CONDOMINIUM SITE OF STEEPLECHASE CONDOMINIUMS, OF RECORD IN BOOK 6816, PAGE 483, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART BY REFERENCE.

BEING PART OF THE SAME PROPERTY CONVEYED TO STEEPLECHASE, LTD, A TENNESSEE JOINT VENTURE BY DEED FROM BRANDON PROPERTIES, INC., DATED FEBRUARY 25, 1986, OF RECORD IN BOOK 6799, PAGE 680, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO JOE STANLEY BYRD BY QUITCLAIM DEED FROM STEEPLECHASE LTD., A TENNESSEE JOINT VENTURE, DATED MAY 11, 1990, AND OF RECORD IN BOOK 8110, PAGE 404, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 6200, Page 454 and Master Deed of record in Book 6816, Page 483, Register's Office for Davidson County, Tennessee.
4) Property is subject to Master Deed establishing a Horizontal Property Regime of Steeplechase Condominiums of record in Book 6816, Page 507, amended in Book 7390, Page 1, and amended in Instrument Number 20051216-0151253, Charter of Record in Book 6816, Page 534, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 6816, Page 579, including liens for assessments as provided therein, easements and restrictions as contained therein.

This is improved property known as: 526 Chandler Place, Hermitage, TN 37076
(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(s) this 14th day of February, 2007.

Joe Stanley Byrd

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Joe Stanley Byrd, with whom I am personally acquainted, (or who 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, at office, this 14th day of February, 2007.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076