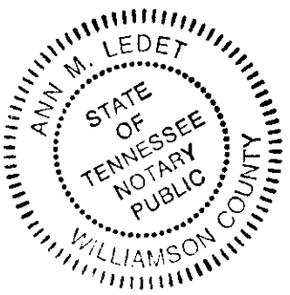
Davidson County DEEDWARR
Recvd: 06/28/07 14:40 2 pgs
Fees:13.00 Taxes:460.65

20070628-0077433



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Sharon R. Pearce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 2007.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 7/01/09
(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
Mindy Polly Koebe 2904 DUNMORE DRIVE Nashville, TN 37214	Taylor, Bean & Whittaker Mtg. 1417 North Magnolia Ave. Ocala, FL 34475	Map 96.10 Parcel 209

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

Mindy Polly Koebe, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38 ON THE PLAN OF TWIN LAWN SUBDIVISION OF RECORD IN BOOK 2331, PAGE 9, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOE STANLEY BYRD BY DEED FROM JACOB K. GLASSMEYER, DATED SEPTEMBER 28, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20011003-0107234, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2331, Page 9, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 2338, Page 511, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2904 Dunmore Drive, Nashville, TN 37214**
(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 22nd day of June, 2007.

Joe Stanley Byrd

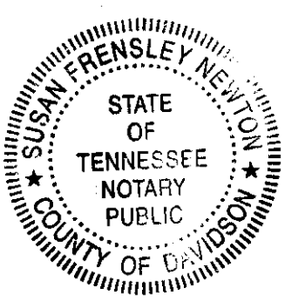
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Joe Stanley Byrd, unmarried, 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 22nd day of June, 2007.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009



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