Return To:

Cornett Title Services
9005 Overlook Boulevard
Brentwood, TN 37027

PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 08/22/07 09:29 2 pgs
Fees:13.00 Taxes:628.63
20070822-0100329

W & I Ref:(__gj__) Title No: 48811
Dav. Co. File: ~~Box 8~~

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gregory Paul Byerline Meghann Kathleen Byerline 1816 Welcome Lane Nashville, Tennessee 37216	New Owner

TAX MAP-PARCEL NUMBERS: 07313001200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$169,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael D. Bessire and spouse, Tammy S. Bessire**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory Paul Byerline and spouse, Meghann Kathleen Byerline** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Section Two, Burchwood Gardens of record in Book 2900, Page 66, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael D. Bessire et ux Cheryl H. Bessire by deed from Alvin L. Heiderich et ux, Bettie C. Heiderich of record in Book 4974, Page 853, said Register's Office. By Quitclaim Deed of record in Book 5663, Page 884, said Register's Office, Cheryl H. Bessire conveyed her interest in subject property to Michael D. Bessire. By Quitclaim Deed of record in Doc. No. 20010216-0014907, said Register's Office, Janis Ball Bessire conveyed her interest in subject property to Michael David Bessire. A tenancy by the entirety was created in Michael D. Bessire and wife, Tammy S. Bessire of record in Doc. No. 20050711-0080097, dated and executed on July 8, 2005, and recorded on July 11, 2005 in the Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2900, Page 66, said Register's Office, which Plan shows a 70 foot minimum building setback line from Welcome Lane and a 10 foot easement for public utility purposes along the rear line(s) of said lot; . And a 2.5 x 30 foot utility anchor easement located along the northerly front corner(s) of said lot.

This is improved property, known as: 1816 Welcome Lane, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2007.

Michael D. Bessire

Tammy S. Bessire

State of TENNESSEE

County of DAVIDSON

On this 31st day of July, 2007 , before me the undersigned authority, personally appeared Michael D. Bessire and Tammy S. Bessire , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires: _____

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $169,900.00

Affiant

Sworn and subscribed before me this the 31st day of July, 2007

My Commission Expires: 5-24-10

Notary Public

Ronald K. Thompson
State of Tennessee Notary Public
Williamson County