BILL GARRETT, Davidson County
Trans:T20090045564 DEEDWARR
Recvd: 07/07/09 13:53 3 pgs
Fees:18.00 Taxes:1110.00
20090707-0063427

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

GENERAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
James Henderson Byerly et ux 815 Evansdale Drive Nashville, Tennessee 37220	SAME	Map: 146-10 Parcel: 45

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SAM D. HODGES, III** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **JAMES HENDERSON BYERLY and wife, ELIZABETH CHURCH BYERLY** (the "Grantees"), their heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described as follows:

Being Lot No. 25 on the plan of Forest Park Subdivision, of record in Book 2900, page 122, Register's Office for said County.

Said Lot No. 25 fronts 135.0 feet on the southerly side of Evansdale Drive and runs back on the easterly line 330.2 feet and on the westerly line 330.0 feet to a dead line in the rear on which it measures 134.2 feet.

Being the same property conveyed to Sam D. Hodges, III, by Warranty Deed from Mary Ann Hodges, an unmarried person, of record at Instrument No. 20090624-0058762, said Register's Office.

This property is not currently and has not previously been the marital residence of Sam D. Hodges, III.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns,

forever. And Grantor does covenant with the Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth below:

1. Current year real property taxes, which have been pro-rated between the parties, a lien but not yet due and payable.

2. Subject to all matters shown on the Plan of Forest Park of record in Plat Book 2900, page 122, Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomever.

Whenever 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 Grantor's hand, this 1st day of July, 2009.

Sam D. Hodges III

SAM D. HODGES, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, **SAM D. HODGES, III,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2009.

Peggy Axford
NOTARY PUBLIC

My Commission Expires: 5/2/2011

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $300,000.00.

Sam D. Hodges III
Affiant

Subscribed and sworn before me this 1st day of July, 2009.

Peggy Axford
NOTARY PUBLIC
My Commission Expires: 5/2/2011

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011