

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$256,500.00
| K Black
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 2 DAY OF September 2009.
| Donna C. Pionk
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-9-2012
| (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
Jeffrey A. & Kristin L. Black 4200 Park Avenue Nashville, TN 37209	New Owner	Map 91.16 Parcel 180

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,

Stan Byrd, unmarried

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

Jeffrey A. Black and Kristin L. Black, husband and wife

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 the westerly 40 feet of Lot No. 5 of Block 1 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for said County.

Said part of Lot No. 5 fronts 40 feet on the northerly side of Park, formerly First Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Stan Byrd by deed from Dan Wetzel and wife, Gail Wetzel dated February 29, 1980 of record in Book 5572, Page 76, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.
2) 2009 taxes and subsequent years.
3) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **4202 A & B Park Avenue, Nashville, TN 37209**
(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 2 day of September, 2009.

Stan Byrd

BILL GARRETT, Davidson County
Trans:T20090061186 DEEDWARR
Recvd: 09/04/09 14:39 2 pgs
Fees:13.00 Taxes:949.05

20090904-0083591

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Stan Byrd, unmarried with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of September, 2009.

Donna C. Pionke
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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