BILL GARRETT, Davidson County
Trans: T20090072134 DEEDWARR
Recvd: 10/23/09 09:09 2 pgs
Fees: 13.00 Taxes: 388.13
20091023-0097981

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 2009.

Lori Buie
Notary Public
MY COMMISSION EXPIRES: 9/19/11

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
JIMMY AND JANETTE BYFORD	New Owner	
(NAME) 524 SCHOLARSHIP DRIVE	(NAME)	090-16-0/014.00
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, **WALTER C. LAVENDER AND WIFE, MARIE LAVENDER**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIMMY D. BYFORD AND WIFE, JANETTE E. BYFORD**, HEREINAFTER CALLED THE GRANTEES, THER 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. 361 ON THE MAP OF CHARLOTTE PARK SUBDIVISION, SECTION 5, AS OF RECORD IN BOOK 2663, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

SAID LOT 361 FRONTS 68 FEET ON THE NORTHEASTERLY SIDE OF SCHOLARSHIP DRIVE AND EXTENDS BACK 159.6 FEET ON THE NORTHWESTERLY LINE AND 157.5 FEET ON THE SOUTHEASTERLY LINE TO A BROKEN LINE ON WHICH IT MEASURES 75.9 FEET.

BEING THE SAME PROPERTY CONVEYED TO WALTER C. LAVENDER AND WIFE, MARIE LAVENDER HEREIN BY DEED OF RECORD IN BOOK 5417, PAGE 31, SAID REGISTER'S OFFICE.

This is improved property, known as 524 Scholarship Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 13th day of October, 2009.

Walter C Lavender By Marie J Lavender
Walter C. Lavender by Marie Lavender, A.I.F.

Marie J Lavender
Marie Lavender

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Marie Lavender, Individually and as Attorney-In-Fact for Walter C. Lavender, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 13th day of October, 2009.

NOTARY PUBLIC
My commission expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY