~~ADDRESS NEW OWNERS and~~
SEND TAX BILLS:
~~ANGELA BYRD~~ Franklin American Mortgage Co
501 Corporate Centre Drive, Ste 400
Franklin, TN 37067

New owner:
Angela Byrd
925 Due West Ave North
Madison, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
51 - 1 - 49

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, PEGGY S. COOK, unmarried, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to ANGELA BYRD, unmarried, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot #76 on the unrecorded Map of Due West Valley Acres, and described according to a preliminary plan of said Subdivision, made by H.R. Swann, Jr., Surveyor, as follows:
>
> BEGINNING at a point in the southerly margin of Due West Avenue, at the common corner of Lots #75 and #76 on said plan, said point being 200 feet east of the east margin of an unnamed 50 foot road shown on said plan; thence with the line between said lots, southerly 500 feet to a point; thence easterly 108.68 feet to a point, the corner of lots #76 and #77; thence with the line between said lots, northerly 500 feet to the southerly margin of Due West Avenue; thence with the margin of the same, westerly 100 feet to the point of beginning.
>
> BEING the same property conveyed to Peggy S. Cook by deed of record in Instrument No. 20071114-0133744, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 925 Due West Avenue North, Madison, Tennessee 37115.

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

GRANTOR covenants with GRANTEE that she is 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 as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20090085586 DEEDWARR
Recvd: 12/21/09 08:51 2 pgs
Fees:13.00 Taxes:369.63
20091221-0115558

Executed on this 17 day of December, 2009.

Peggy S. Cook
PEGGY S. COOK

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, PEGGY S. COOK, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 17 day of December, 2009.

NOTARY PUBLIC

My Commission Expires:
8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $99,900.00.

Patty Glenn
AFFIANT

Subscribed to and sworn before me, this the 17th day of December, 2009.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:
1-9-2012

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

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989