# WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2010.

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Franklin D. Byrd | Mortgage Lenders of America, LLC | Parcel ID: |
| 945 Norwalk Drive | 8400 West 110th, Ste. 500 | 10804015500 |
| Nashville, TN 37214 | Overland Park, KS 66210 | |

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

**Curtis Dorsey, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Franklin D. Byrd , a single man**
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:

BEING Lot No. 343 on the Plan of Larchwood, Section 6, of record in Plat Book 6250, Page 235, amended in Book 7007, Page 215, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Curtis Dorsey, unmarried, by Warranty Deed dated September 20, 2005, from Monty Lane Allen and wife, Stacy M. Allen, of record in Instr. 20050926-0115560, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6452, Page 163, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 235, amended in Book 7007, Page 215, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 945 Norwalk Drive, Nashville, TN 37214

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 this 24 day of February, 2010.

Curtis Dorsey

BILL GARRETT, Davidson County
Trans:T20100011455 DEEDWARR
Recvd: 02/26/10 10:15 2 pgs
Fees:13.00 Taxes:545.75
20100226-0014789

Record & Return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

STATE OF GEORGIA
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis Dorsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Douglasville, Georgia, this 24 day of February, 2010.

My Commission Expires: May 10, 2010

Notary Public

WALLENE S. PRICE
NOTARY PUBLIC
DOUGLAS COUNTY, GEORGIA
MY COMMISSION EXPIRES MAY 10, 2010