THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***249,000.00.

Affiant

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 11th day of June, 2010.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Megan L. Byrd
607 45th Avenue, North
Nashville, Tennessee 37209

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 091-12-0
PARCEL 117.00

BILL GARRETT, Davidson Count
Trans:T20100036515 DEEDWARR
Recvd: 06/16/10 11:27 2 pgs
Fees:13.00 Taxes:921.30
20100616-0046705

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Nine Thousand and 00/100 Dollars ($***249,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Jennifer R. Caywood and husband, William T. Caywood, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Megan L. Byrd, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot Nos. 62 and 64 of Block 55 on the Plan of West Nashville No. 1 of record in Book 57, pages 74 and 75 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jennifer R. Caywood and husband, William T. Caywood, by Quitclaim Deed dated December 7, 2007, from Georgia R. Seul of record as Instrument No. 20071228-0148207 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 607 45th Avenue, North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of West Nashville No. 1, Block 55, of record in Book 57, pages 74 and 75 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 11th day of June, 2010.

Jennifer R. Caywood

William T. Caywood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 11th day of June, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY