THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20100038897 DEEDWARR
Recvd: 06/25/10 13:58 2 pgs
Fees:13.00 Taxes:1572.50
20100625-0049868

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***425,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of June, 2010.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Andrew W. Byrd, Jr. 5011 Dakota Avenue Nashville, Tennessee 37209	SAME	MAP 103-03-0 PARCEL 097.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty Five Thousand and 00/100 Dollars ($***425,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Joel C. West and wife, Natalie E. West, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Andrew W. Byrd, Jr. (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 18 on the Plan of Realty Savings Bank and Trust Company's Revised Plan of Charlotte Park Company's First Addition of record in Plat Book 421, page 18, in the Register's Office for Davidson County, Tennessee, and being described as follows:

BEGINNING at the southeast corner of Dakota Avenue and 51st Avenue, North; thence with the southerly margin of Dakota Avenue easterly 70.0 feet; thence with a fence and hedge southerly 150.0 feet to the northerly margin of an alley; thence with said alley westerly 70.0 feet to the easterly margin of 51st Avenue, North; thence with said Avenue northerly 150.0 feet to the beginning.

BEING the same property conveyed to Joel C. West and wife, Natalie E. West, by Warranty Deed dated July 10, 2006, from Emily Hudson, unmarried, of record as Instrument No. 20060712-0083703 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5011 Dakota Avenue, 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, his 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 Realty Savings Bank and Trust Company's Revised Plan of Charlotte Park Company's First Addition of record in Book 421, page 18, in the Register's Office for Davidson County, Tennessee.

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, his 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 23rd day of June, 2010.

Joel C. West

Joel C. West

By: Christie Wilson, attorney in fact
Christie Wilson
Attorney in Fact

Natalie E. West

Natalie E. West

By: Christie Wilson, attorney in fact
Christie Wilson
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Joel C. West and Natalie E. West and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Joel C. West and Natalie E. West.

WITNESS my hand and official seal this 23rd day of June, 2010.

Mitchell A. Watts

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY