WARRANTY DEED

AT-20100110

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of September, 2010.

(Affix Seal) Notary Public

My Commission Expires: 11-21-10

PAIGE B. MAYERON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD MY COMMISSION EXPIRES: NOVEMBER 21, 2010

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID:
Javier Navarro Piedra ~~and Elmer Navarro~~	First Community Mortgage, Inc.	162.09-0C-557.00CO
557-B Cedar Drive	275 Robert Rose Drive	
Nashville, TN 37211	Murfreesboro, TN 37129	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Danny L. Byrd, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Javier Navarro Piedra and ~~Elmer Navarro~~ *hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*and wife, Maria D. Navarro

Land in Davidson County, Tennessee, being Lot No. 38, Unit B, on the Plan of Cedarwood Condominiums, Phase 1, of record in Book 5200, Page 304, as established by the Master Deed of record in Book 5707, Page 121 and as amended in Book 5720, Page 912 and amended in Book 5776, Page 741, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

See Attached Exhibit A

( ) unimproved
This is (X) improved property known as 557-B Cedar Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 17th day of September, 2010

Danny L. Byrd

BILL GARRETT, Davidson County
Trans:T20100060648 DEEDWARR
Recvd: 09/27/10 11:27 2 pgs
Fees:13.00 Taxes:188.70
20100927-0076706

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named Danny L. Byrd, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 17th day of September, 2010.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

EXHIBIT A

Being the same property conveyed to Jason M. Richmond by deed from Velma Robley, unmarried, dated November 8, 1994 of record in Book 9515, Page 861, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sandi B. Richmond, unmarried by Quitclaim deed from Jason M. Richmond, dated November 19, 1997 of record in Book 10696, Page 263, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Danny L. Byrd by deed from Sandi Jo B. Richmond dated November 25, 1997 of record in Book 10696, page 511, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.