This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20100079491 DEEDWARR
Recvd: 12/17/10 11:32 3 pgs
Fees:18.00 Taxes:368.15
20101217-0100482

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Donald Keith Byrd **5318 Edmondson Pike** **Nashville, Tennessee 37211**	**Same**	**161010A04400CO**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Robert O. Byrd and wife, Joyce M. Byrd** (hereinafter collectively called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid to the Grantors, by **Donald Keith Byrd**, and unmarried person (hereinafter called the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being Unit No. 5318 as shown on the Plat of Danbury of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Danbury Homeowners' Association, all as described in Book 6612, Page 75, et. seq., said Register's Office.

Being part of the same property conveyed to Robert O. Byrd and wife, Joyce M. Byrd, and Mabel B. Tummins, jointly for life with right of survivorship, by deed from BVT Country Place, Ltd., a Tennessee Limited Liability Partnership, of record in Book 6694, Page 676, Register's Office for Davidson County. The said Mabel B. Tummins having died testate, Davidson County Probate Court, Docket No. 93P-439, Nashville, Tennessee.

This is improved property commonly known as: 5318 Edmondson Pike, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and his heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and his/her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors and any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 7th day of December, 2010.

Robert O. Byrd

Joyce M. Byrd

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Robert O. Byrd**, the within named bargainors, 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, at office, this 7th day of December, 2010.

JENNIFER S. GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires January 6, 2014

Notary Public
My commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Joyce M. Byrd,** the within named bargainors, 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 1st day of December, 2010.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

Notary Public
My commission expires January 6, 2014

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $99,500.00.

Robert A. Byrd
Affiant

Sworn to and subscribed before me this
1st day of December, 2010.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

Notary Public
My Commission Expires