WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110014672 DEEDWARR
Recvd: 03/11/11 10:40 2 pgs
Fees:13.00 Taxes:255.30
20110311-0019449

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Timothy E Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF MARCH, 2011.

Lynn B. Waddell
Notary Public

MY COMMISSION EXPIRES: October 22, 2011

(AFFIX SEAL)

LYNN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy E. Harris	Guaranty Trust Company	07115007600
(NAME)	(NAME)	
127 Eastmoreland Street	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Billie Byrd, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy E. Harris, 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:

Land in Davidson County, Tennessee, being Lot No. 40 and the easterly part of Lot No. 39 on the Map of Eastmoreland Place, of record in Book 161, page 170, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the North margin of Eastmoreland Avenue at the corner of Lots Nos. 40 and 41; thence with a line between said lots northerly 140 feet to a point in the south margin of an alley; thence with the margin of said Alley westerly 65.5 feet to a point which is 34.5 feet east of the corner of Lot Nos. 38 and 39; thence southerly 68 feet to a point which is 17 feet west of the line between lot Nos. 39 and 49; thence westerly 7 feet to a point; thence southerly 72 feet to the north margin of Eastmoreland Avenue; thence with a margin of the same, easterly 74 feet to the point of beginning.

Being the same property conveyed to Billie Byrd on February 5, 2010, by deed from U.S. Bank National Association, as Trustee under the Securitization Servicing Agreement dated 7/1/05, Structured Asset Securities Corporation, Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-HE2, of record in Instr. No. 20100316-0019662, Register's Office for Davidson County, Tennessee.

Subject to 2011 taxes, prorated and assumed by the Grantee(s); all matters on the plan of record in Book 161, page 170, said Register's Office; to any and all easements; Subject to the rights and claims of parties in possession.

unimproved ☐

This is improved ☒ property, known as 127 Eastmoreland Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 10th day of March, 2011.

Billie Byrd
Billie Byrd

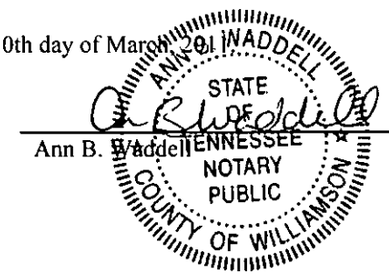
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid State and County, Billy Byrd, with whom I am acquainted (or proved to me on the basis of satisfactory evidence) bargainor, and who upon oath acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of March, 2011.

Commission expires: October 22, 2011



Ann B. Waddell Notary Public