PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20110042834 DEEDWARR
Recvd: 07/15/11 15:52 2 pgs
Fees:13.00 Taxes:1131.09
20110715-0054400

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50934
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Alvarez Nancy Calonge Rogelio Pagan 4425 Lealand Lane Nashville, Tennessee 37204	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 13209001900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,700.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ian R. Byram and spouse, Emily E. Johnson Byram,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James Alvarez an unmarried man,*** as **tenants in common with right of survivorship and Nancy ~~Calong~~* and Rogelio Pagan, wife and husband**** , hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:** *Calonge

Being Lot No. 3 on the unrecorded Plan of Mrs. O.A. Allen's Subdivision of the Hirsig Tract, described as follows:

Beginning at a point in the center of Lea Avenue, now Lealand Lane, North 2° 30' east 500 feet from the center of Battery Road, the northeast corner of Lot No. 2 on said plan; thence north 2° 30' east with the center of Lea Avenue, now Lealand Lane, 100 feet; thence westerly 213.68 feet thence southerly 100 feet to the northwest corner of Lot No. 2; thence easterly with the line between Lots 2 and 3, 214.34 feet to the beginning.

Being the same property conveyed to Dan R. Byram and Emily E. Johnson by Warranty Deed from Mark M. Shultz, married, dated May 17, 2006 and recorded on May 19, 2066, of record in Doc. No. 20060519-0059332, Register's Office for Davidson County, Tennessee. Emily E. Johnson is now known as Emily E. Johnson Byram.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2011, and subsequent years; Subject to title to that portion of the premises embraced within the bounds of Lealand Lane.

This is improved property, known as: 4425 Lealand Lane, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of July, 2011.

Ian R. Byram

Emily E. Johnson Byram

State of TENNESSEE
County of DAVIDSON

On this 13th day of July, 2011 , before me the undersigned authority, personally appeared Ian R. Byram Emily E. Johnson Byram , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $305,700.00

Affiant

Sworn and subscribed before me this the 13th day of July, 2011

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.