File Box 8

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:T20130058418 DEEDWARR
Recvd: 07/09/13 14:30 2 pgs
Fees:13.00 Taxes:2793.88

20130709-0070990

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52624
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ian R. Byram Emily Johnson Byram 4322 Sneed Road Nashville, TN 37215	Suntrust Mortgage Inc. 901 Semmes Avenue RVW 5023 Richmond, Virginia 23224

TAX MAP-PARCEL NUMBERS: 13008005100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$755,103.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael O'Neal and wife, Juli G. O'Neal,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Ian R. Byram and Emily Johnson Byram, husband and wife,** 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:**

Land in Davidson County, Tennessee, being the southerly half of Lot No. 22 on the Plan of Belle Meade Annex Subdivision, as of record in Plat Book 547, page 66, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a complete description.

Said part of Lot No. 22 fronts 100 feet on the easterly side of Sneed Avenue and runs back between parallel lines 300 feet to the westerly line of Lot No. 39.

Being the same property conveyed to Michael O'Neal and wife, Juli G. O'Neal, by Warranty Deed from M. Clark Spoden, unmarried, dated December 14, 2007 and recorded on December 18, 2007, of record in Doc. No. 20071218-0144957, Register's Office for Davidson County, Tennessee.

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 2013, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 66, said Register's Office; Easement for sanitary sewers and /or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, to which reference is herby made for amore complete and detailed description.

This is improved property, known as: 4322 Sneed Road, Nashville, Tennessee 37215

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 8th day of July, 2013.

Michael O'Neal

Juli G. O'Neal

State of TENNESSEE
County of DAVIDSON

On this 8th day of July, 2013 , before me the undersigned authority, personally appeared Michael O'Neal and Juli G. O'Neal , 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: 1-28-16

Notary

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

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 $755,103.00

Affiant

Sworn and subscribed before me this the 8th day of July, 2013

My Commission Expires: 1-28-16

Notary Public

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016