WARRANTY DEED BOOK 4098 PAGE 804

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. A. Byrd et ux.	Guaranty Mortgage Company	8DA-24880
(NAME)	(NAME)	
708 Waco Drive	316 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eight Thousand Nine Hundred Fifty and 47/100 ------ ----------($8,915.47) ---------- *DOLLARS*

of which $500.00 has been paid in cash by W. A. Byrd and wife, Alice Byrd, the receipt of which is hereby acknowledged, and for the remainder the said W. A. Byrd and wife have assumed and agree to pay the unpaid balance of $8,415.47 of an original indebtedness of $9,000.00 secured by deed of trust of record in book 2982, page 23, Register's Office for Davidson County, Tennessee, as assigned in book 2983, page 136, said Register's Office,

I, Milton H. Lankford, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said W. A. Byrd and wife, Alice Byrd, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 41 on the Plan of Moss-Wood Subdivision, as of record in book 2663, page 102, Register's Office for said County, described as follows:
Beginning at a point in the southerly margin of Laramie Avenue at the corner of Lots Nos. 40 and 41; thence with the line between said lots, southeasterly 141.3 feet to a point; thence westerly 97.64 feet to the east margin of Waco Drive; thence with the margin of the same, northerly 65.22 feet to the beginning of a curve; thence around said curve, northeasterly 39.27 feet to the margin of Laramie Avenue; thence with the margin of the same, northeasterly 51.7 feet to the point of beginning.
Being the same real property conveyed to Milton H. Lankford by deed from Newton H. Corbitt and wife, of record in book 4056, page 706, Register's Office for said County.

This conveyance is made subject to easements, setback lines, and owners certificate, as shown on plan of record in book 2663, page 102, said Register's Office.

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. A. Byrd and wife, Alice Byrd, their ..... *heirs and assigns, forever.*

And I *do covenant with the said* W. A. Byrd and wife, Alice Byrd, ... *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except as above set out.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* W. A. Byrd and wife, Alice Byrd, their *heirs and assigns against the lawful claims of all persons whomsoever.*

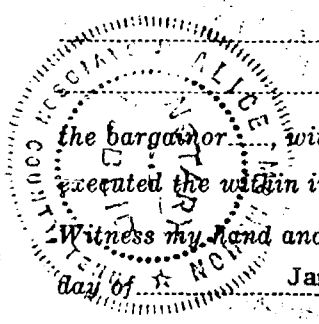
Witness my *hand this* 30th *day of* January, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Milton Blankfold

DOCUMENTARY 55 CENTS 55

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State, the within named* Milton H. Lankford, unmarried,



the bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 30th *day of* January, *19* 67.

Alice M. McMahon, *Notary Public.*

Commission Expires April 26, 1970

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in..... ....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

Used Title Co
Nashville

WARRANTY DEED

FROM

Milton H. Lankford

TO

W. A. Byrd et ux.

59261

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 1 3 54 PM '67

NOTED, BOOK 4115 PAGE 201
RECORDING FEE $ 2.00
DEP. REG. ____

STATE TAX $ 13.35
PROBATE .50
TOTAL $ 13.85

FEB 1 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

BOOK 4038 PAGE 807

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE