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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Mark Anthony Simons, unmarried

PLEASE RETURN TO

TO

ENTERKIN, JONES & HOLLAND
206 PARKWAY TOWERS BUILDING
NASHVILLE, TENNESSEE 37219

Jesse Byrd, Jr. Et Ux

For draftsman's use

This Instrument Prepared By
CLYDE PAUL HOLLAND
206 Parkway Towers
Nashville, Tenn. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse Byrd, Jr. (NAME)	Lomas & Nettleton Company (NAME)	50-15
3229 Vailview Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	119
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 18 11 10 AM '74

FELIX Z. NIXON REGISTER
DAVIDSON COUNTY, TENN.

38806

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$20,142.48 Jesse Byrd Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 19 73.

Notary Public

MY COMMISSION EXPIRES: 5-12-77

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS cash in hand paid by JESSE BYRD, JR. and wife, MARY FRANCES BYRD, and other good and valuable considerations, receipt of which is hereby acknowledged, a part of which is the assumption of one certain trust deed dated March 30, 1973 and filed for record April 2, 1973, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4694, page 52, and note of even date thereby secured in the original principal amount of $18,250.00 payable to Lomas & Nettleton Company which debt the grantee herein assumes and agrees to payas part payment of the purchase price. The grantee further hereby assumes the obligations of Mark Anthony Simons, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

MARK ANTHONY SIMONS has have bargained and sold, and by these presents do transfer and convey unto the said

JESSE BYRD, JR. and wife, MARY FRANCES BYRD

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. 517 on the Plan of Parkwood Estates, Section 3, as of record in Book 3300, page 31, Register's Office for said county.

SAID Lot No. 517 fronts 75.0 feet on the northwesterly side of Vailview Drive and runs back 154.45 feet on the northeasterly line and 162.25 feet on the southwesterly line, to a rear line measuring 75.3 feet thereon.

BEING the same property conveyed to Mark Anthony Simons, unmarried, by deed from Permelia M. Pippin Lay, of record in Book 4694, page 50, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificiate, a 30-foot minimum building setback line from Vailview Drive, and a 30-foot easement for public utility and drainage purposes along the rear line of said lot, and restrictions of record.

The said Mark Anthony Simons having since married, his wife, Delores Simons, joins in the execution of this instrument for the porpose of conveying any interest she might have in the above described property.

242-1886

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This is (unimproved ( ) improved (X)) property, known as 3229 Vailview Drive (House Number) (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JESSE BYRD, JR. and wife, MARY FRANCES BYRD their heirs and assigns, forever.

And I do covenant with the said JESSE BYRD, JR. and wife, MARY FRANCES BYRD 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, except as of record.

And I, Mark Anthony Simons, unmarried do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said JESSE BYRD, JR. and wife, MARY FRANCES BYRD, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 13th day of December, 19 73

Mark Anthony Simons
MARK ANTHONY SIMONS

Delores Simons
DELORES SIMONS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Anthony Simons and wife, Delores Simons 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 13th day of December, 19 73

ODE P. HOLLAND NOTARY PUBLIC DAVIDSON COUNTY TENN.

Notary Public

Commission expires 5-12-74

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared

JAN 18 CONV 20,142.48
JAN 18 STAX A* 52.26
JAN 18 PRFEE A* .50
JAN 18 RDEED A* 4.00 * 56.76

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 .....