BOOK 4802 PAGE 985

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21655.00

x Claude T. Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 1974.

Kay S. Jones
Notary Public

MY COMMISSION EXPIRES: Nov. 26, 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBERT F. SPANN, ATTY., 325 PLUS PARK BLVD., NASHVILLE, TENN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLAUDE T. BYRD, et ux (NAME)	GUARANTY MTG. CO (NAME)	6D 23675
4840 Lynn Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 133 14
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nash Tenn 37219 (CITY) (STATE) (ZIP)	Par 57

FOR AND IN 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, ALVIN BUTNER, JR. & WIFE, PATRICIA A. BUTNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAUDE THOMAS BYRD & WIFE, GEORGIA RUTH BYRD

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. 65 on the Plan of Elysian Park, as of record in Book 2331, Page 32, Register's Office for Davidson County, Tennessee.

SAID Lot No. 65 fronts 98 feet on the southeasterly margin of Lynn Drive and extends back 252.3 feet on the northeasterly line and 244.5 feet on the southwesterly line, to a line in the rear on which it measures 98.3 feet.

BEING the same property conveyed to Alvin Butner, Jr., and wife, Patricia A. Butner, by Deed from Brentwood Center Realty Co., Inc., of record in Book 4576, Page 91, Register's Office for Davidson County, Tennessee.

APR-5	CONV	21,655.00			
APR-5	S TAX		A*	56.42	
APR-5	RD FEE		A*	.50	
APR-5	WDEED		A*	4.00	* 60.92

This is unimproved ( ) improved (X) property, known as 4840 Lynn Drive, Nashville, Tennessee 37211
(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 our hand s this 3rd day of April, 19 74

x Alvin Butner Jr x Patricia A Butner

STATE OF TENNESSEE
Davidson County

BOOK 4802 PAGE 986

Personally appeared before me, Roy S. Jones, a Notary Public in and for said County and State, the within named ALVIN BUTNER, JR., & WIFE, PATRICIA A. BUTNER

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3 day of April 19 74

Commission expires May 16, 1976

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

ALVIN BUTNER, JR., & WIFE,

PATRICIA A. BUTNER

TO

CLAUDE THOMAS BYRD & WIFE,
GEORGIA RUTH BYRD

C 4 8 6 5 2

IDENTIFICATION

APR 5 [illegible]

FELIX [illegible]
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
ROBERT F. SPANN, ATTORNEY
325 PLUS PARK BOULEVARD
SUITE 100
NASHVILLE, TENNESSEE 37217

mail to:
Roy Jones
417 Woodland
Nashville 37217

Attorneys Title Company

Titles Guaranteed

NASHVILLE, TENN.